



34 Monck Street, Westminster
London SW1P

GARTON JONES.COM



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£715,000 Leasehold

We are pleased to offer to let this fantastic 1 bedroom apartment for sale of approx. 488 Sq.ft (45.3sq.m), on the 3rd floor (with lift) of this small residential development in the heart of Westminster, located within easy reach of the Houses of Parliament and River Thames. This well presented property benefits from a bright reception room leading to a private balcony, there is a separate kitchen with integrated appliances, a bathroom, storage cupboard, comfort cooling, wood flooring, built in wardrobes to the bedroom and you will have the use of a 24 hour concierge and secure underground parking. Bentinck House is located on Monck Street behind the Home Office and as such you will be within easy reach of the shops, bars and restaurants of both Horseferry Road and Victoria Street. The excellent transport links of St James's Park, Westminster and Victoria are also all within walking distance. Garton Jones' Westminster office are located in the next road from the development so are readily available for viewings.

Service Charge £6012 Per Annum (including sinking fund)
Ground Rent: £250 Per Annum
Long Leasehold: 987 Years Remaining
Council Tax Band F (London Borough of Westminster)
EPC C (79)

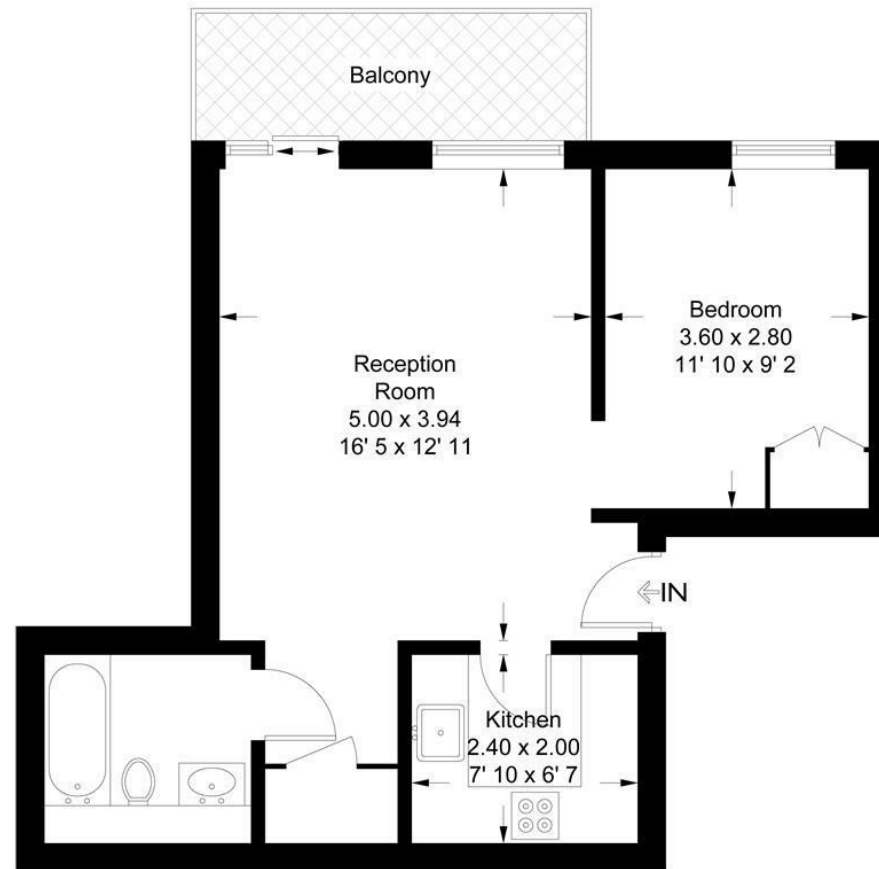
- 1 Bedroom Apartment
- 488 Square Feet (45.3 Sq.M)
- 3rd Floor (Lift)
- Reception Room
- Separate Integrated Kitchen
- Balcony
- Secure Underground Parking
- 24 Hour Concierge
- Close To Local Shops & Restaurants
- Walking Distance to St James's Park, Westminster & Victoria Transports Links



EPC certificate available on request.

Bentinck House

Approximate Gross Internal Area = 488 sq ft / 45.3 sq m



Third Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

