



5 Monk Street, Westminster
London SW1P

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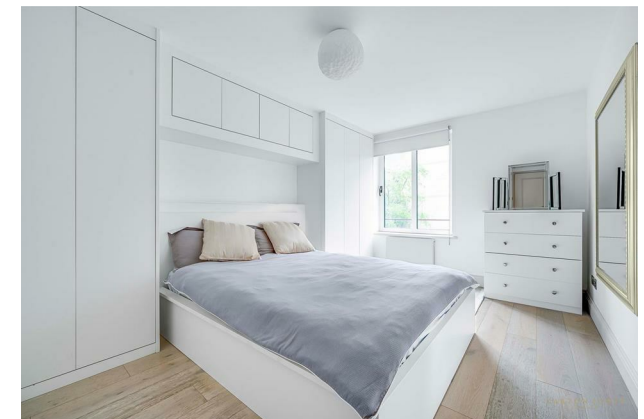
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£585,000 Leasehold - Share of Freehold

We are pleased to offer this beautifully presented one double bedroom apartment available for sale on the 1st floor (with lift) of Vestry Court, a popular modern development in the heart of Westminster. This property was recently modernised throughout and comprises of an open plan integrated kitchen and reception room with access to a balcony overlooking the quiet communal gardens, there are superb fitted wardrobes to the bedroom, a contemporary bathroom and the benefit of secure underground parking. Residents have a host of facilities including a leisure suite with heated swimming pool, Jacuzzi, gym and sauna as well as a 24 hour concierge. Monck Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain and the River Thames. Local transport links are excellent and include St James's Park, Westminster and Victoria Station which also provides mainline UK services including the Gatwick Express as well as the underground services. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants to complement existing ones such as The Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station.

Council Tax Band F (London Borough of Westminster)
Service Charges: £4630 Per Six Months (Includes Heating & Hot Water and Reserve Fund Contribution) £9260 Per Annum
Ground Rent: £30 Half Yearly / £60 Per Annum
Share of Freehold with a running 125 years from 25 December 1989 (Leasehold expires 2114)
EPC Rating B (81)

- Modernised 1 Double Bedroom Apartment
- 1st Floor (With Lift)
- Open Plan Reception Room
- Integrated Kitchen
- Contemporary Bathroom
- Private Balcony
- Share of Freehold
- Secure Underground Parking Space
- Residents Leisure Suite with Heated Pool, Gym, Sauna & Jacuzzi
- Transport Links of St James's Park, Westminster & Victoria Close By

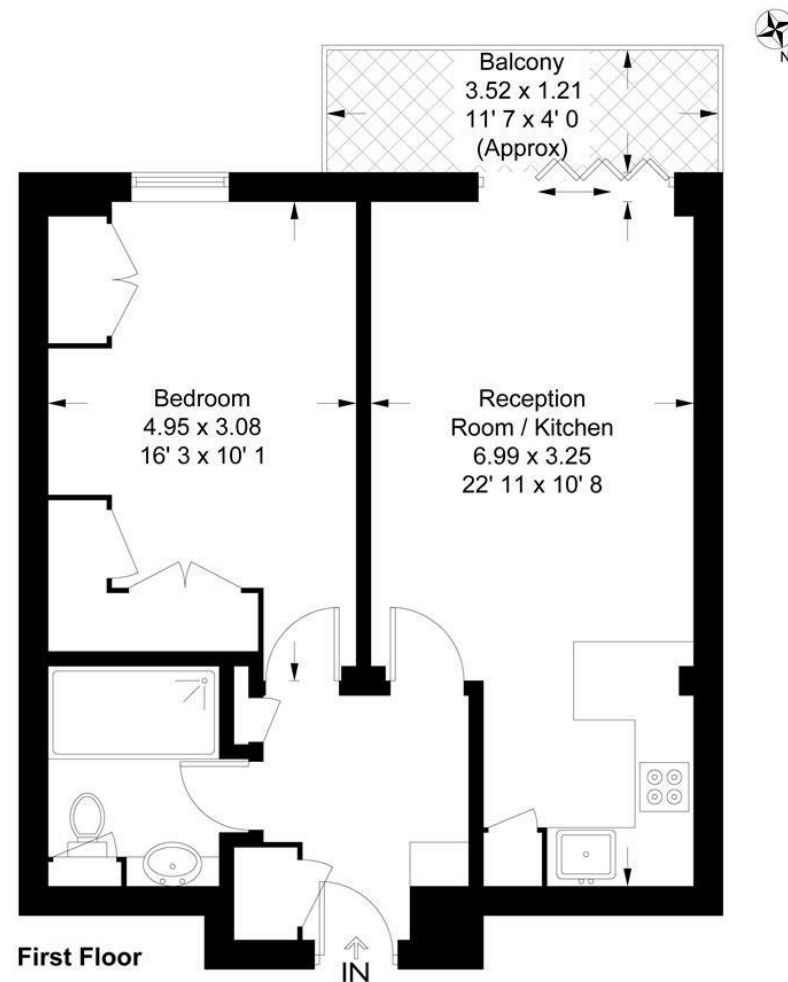


EPC certificate available on request.

Vestry Court

Approximate Gross Internal Area = 512 sq ft / 47.6 sq m
Balcony = 45 sq ft / 4.2 sq m

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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.



