



8 Dean Ryle Street, Westminster  
London SW1P

GARTON JONES.COM





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## £695,000 Leasehold - Share of Freehold

We are pleased to offer this extremely bright one bedroom apartment available for sale in this very sought after development close to the banks of the River Thames. The property has recently been redecorated throughout and is sold with vacant possession. The accommodation has high ceilings throughout and measures at 435 Square Feet (40.44 Sq.M) and comprises of an open plan modern integrated kitchen, reception room with access to a superb balcony offering rooftop views of the London Skyline and partial views in the direction of the M15 Palm Tree Roundabout on Milbank. There is a good size bedroom with ample fitted wardrobes and a contemporary bathrooms. Further benefits include high ceilings throughout, double glazing and a secure entry system. Residents of Westminster Green benefit from a 24 hour concierge, lavish lobby area, business suite and a gymnasium. You will be within walking distance to the amenities of Horseferry Road and Victoria Street which include many shops, a Curzon Cinema and a host of new restaurants. The development is also located next door to the international headquarters of Burberry and the Westminster Hotel. The transport links of St James's Park, Westminster and Victoria are all within walking distance.

Service Charges: £3700 Per Annum (Including Sinking Fund)

Long Leasehold 999 Years from 01.01.2004 (expiring 01.01.3003) with Share of Freehold

Council Tax: Band E (London Borough of Westminster)  
EPC Rating C (78)

- Superb One Bedroom Apartment
- 6th Floor (Lift)
- 435 Square Feet (40.4 Sq.M)
- Reception Room
- Open Plan Modern Integrated Kitchen
- Large Balcony
- Modern Bathroom
- 24 Hour Concierge & Resident's Gymnasium
- Close to Local Amenities Including Shops and Restaurants
- Walking Distance to St James' Park & Westminster Tube Links

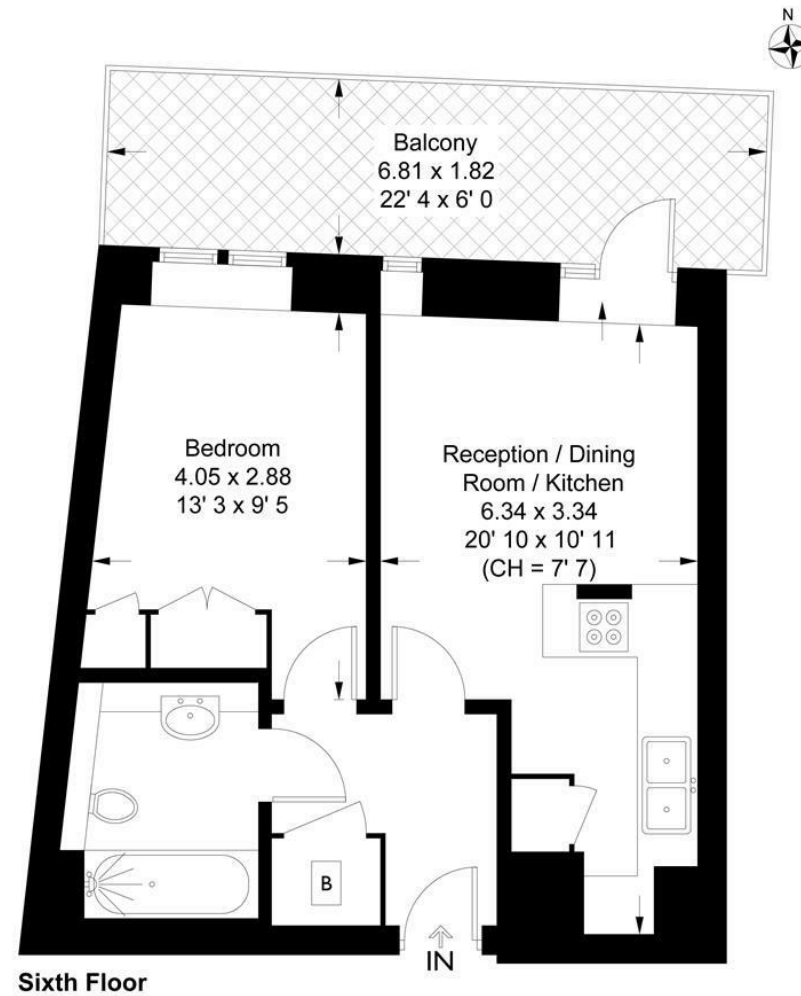


EPC certificate available on request.

**Westminster Green**

Approximate Gross Internal Area = 435 sq ft / 40.4 sq m  
Balcony = 136 sq ft / 12.6 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.



