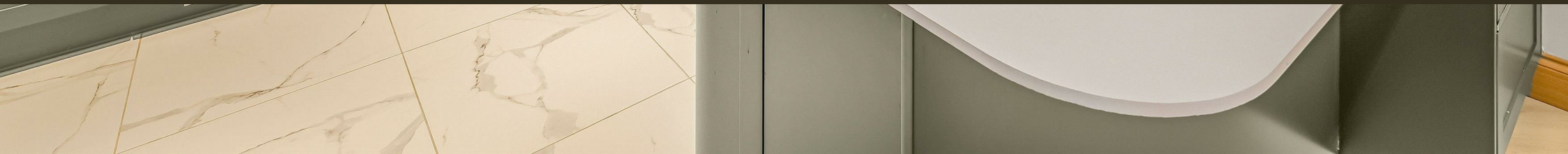




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£1,200,000 Leasehold

We are delighted to offer this beautifully presented and extremely spacious apartment located on the 2nd floor of this very sought after development just a few minutes` walk of The River Thames. The living space is approx. 1233sq.ft (114.6sq.m) and has been extensively refurbished throughout. Living accommodation comprises a large entrance hall with ample storage and study area, there is an open plan reception and dining area with a contemporary integrated kitchen and access to a large South facing balcony ideal for al fresco dining. There are 3 good size double bedrooms with 2 benefitting from fabulous views of St Johns Garden Square, there are two modern bathrooms (1 en-suite to the master bedroom) and ample storage throughout. Additional benefits from a secure underground parking, lift and 24 hour concierge service. Neville House is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities and restaurants such as The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is St Johns Smith Square Concert Halls offering a variety of classical musical performances.

Council Tax Band G (London Borough of Westminster)
Long Leasehold: 978 Years Remaining
Estimated Service Charge: £11,470 Per Annum Including
Sinking Fund Contribution
Ground Rent: £600 Per Annum

- 3 Bedroom Apartment
- 1233 Square Feet (114.6 Sq.M) & 2nd Floor (Lift)
- Contemporary Open Plan Integrated Kitchen
- Reception With Access To Balcony
- Views Towards St Johns Gardens
- Home Office Space & Ample Storage
- 2 Bathrooms (En Suite To Master Bedroom)
- 24 Hour Concierge & Secure Under Parking
- Within Easy Reach of the Tube Links of St James` Park & Westminster
- Close to Local Shopping Facilities

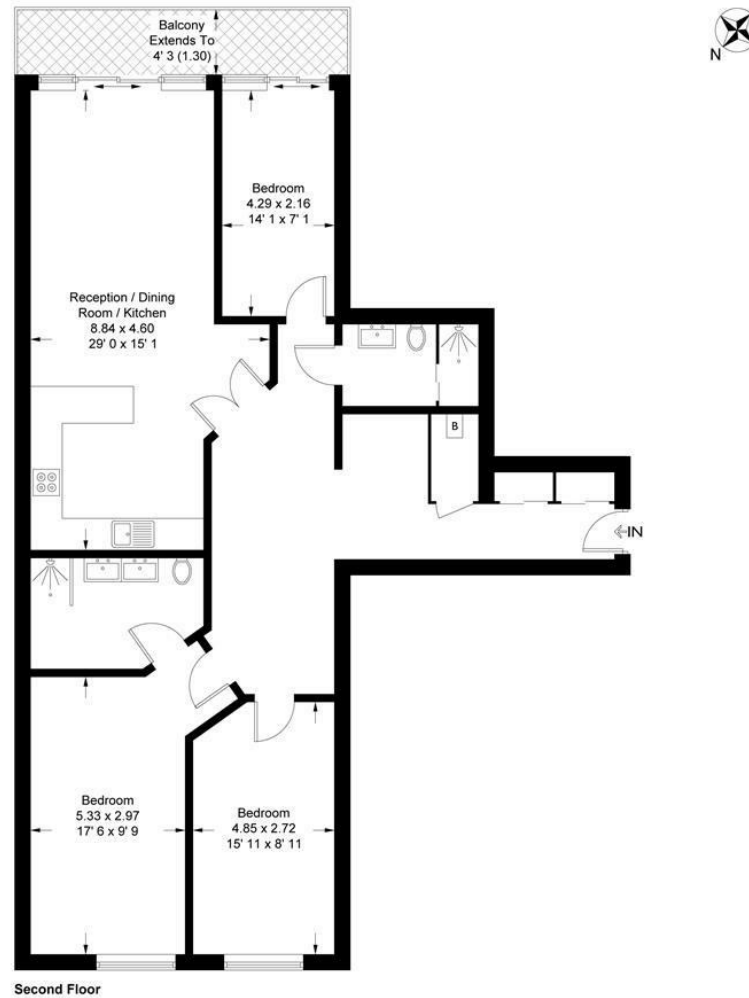


EPC certificate available on request.

Neville House

Approximate Gross Internal Area = 1233 sq ft / 114.6 sq m
Balcony = 85 sq ft / 7.9 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.



