



Erasmus Street, Westminster  
London SW1P

GARTON JONES.COM

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## £450,000 Leasehold

A spacious and bright one bedroom apartment located in the this well maintained red brick development in the heart of the extremely popular Millbank Estate. The property comprises a reception room, a separate newly refurbished kitchen, double bedroom and modern bathroom. Reynolds House was named after the distinguished portrait painter Joshua Reynolds and is located just by the Tate Britain Gallery. Marsham Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey and the River Thames. 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 such as Sainsbury's, Waitrose, Marks & Spencer's, a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants to compliment existing ones such as The Vincent Rooms and The Cinnamon Club. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. Staged furniture shown for marketing purposes only.

Long Leasehold: 174 years remaining (Expiry 21st July 2200)

Service Charges: £1,425 Per Annum

Ground Rent: Peppercorn

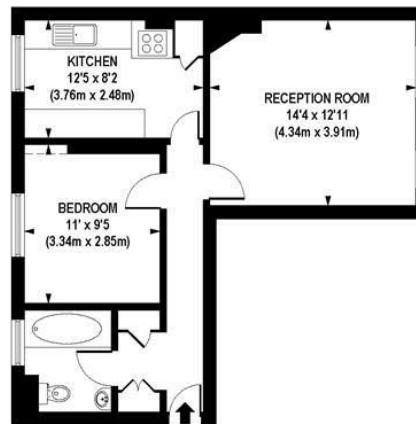
Council Tax Band D (London Borough of Westminster)

EPC C (72)

- Spacious One Bedroom Apartment
- 521 sq.ft (48.4 sq.m)
- Bright Reception Room
- Newly Refurbished Separate Kitchen
- Bathroom
- Red Brick Development
- Moments From the Tate Gallery
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to Pimlico, Victoria and Westminster Station



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 521 sq. ft / 48.43 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,  
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

