

Christchurch House Caxton Street Westminster, London, SW1H 0PX

This superb 2 bedroom apartment lies on the 3rd floor of this smart block nestled between St James Park and Victoria Street. The large windows offer excellent views and the flat is well presented throughout meaning that one can move straight in. Victoria Street has undergone a massive refurbishment programme in recent years leaving it as a superb area in which to shop and eat as well as live. St James Park Underground is less than a minute's walk away. The Houses of Parliament, Buckingham Palace, The Tate Gallery and Victoria Station are also close at hand.

Lease : 150 years unexpired

Service charge : £11,480 to include water, heating and a contribution to the sinking fund.

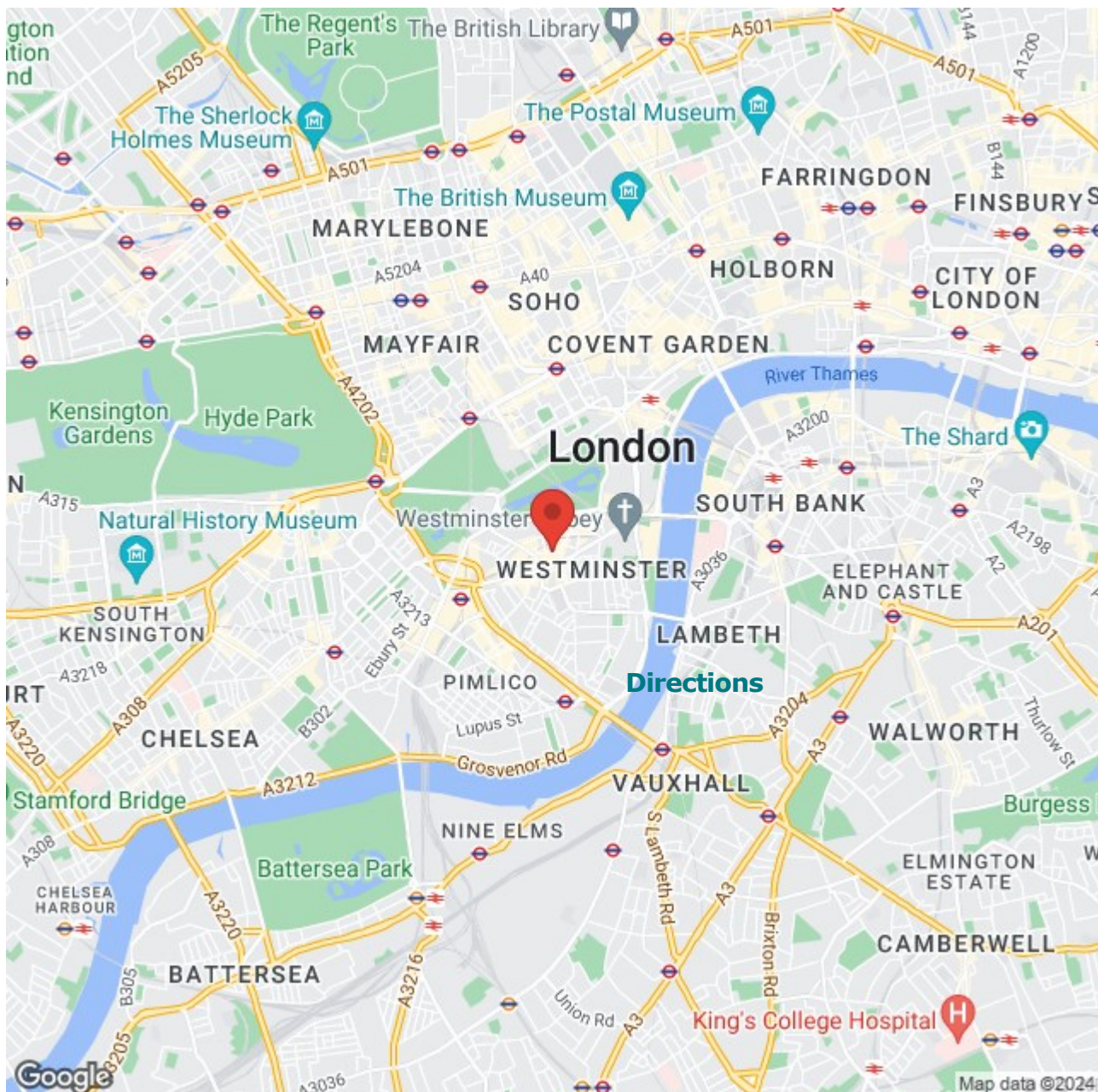
£825,000

Christchurch House Caxton Street

Westminster, London, SW1H 0PX



- 2 Double bedrooms
- Smart reception room
- Lift
- Large bathroom
- Open plan kitchen
- Long lease
- Guest WC
- Large windows
- Very close to St James Park





Floor Plan



APPROXIMATE GROSS INTERNAL AREA
798 SQ FT / 74.1 SQ M
(EXCLUDING EXTERNAL STORE)

This plan has been drawn for illustrative and identification purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Highly energy efficient - lower running costs</small> <small>(81-91) A</small> <small>(61-80) B</small> <small>(51-60) C</small> <small>(31-50) D</small> <small>(21-30) E</small> <small>(11-20) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		<small>Highly environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(61-80) B</small> <small>(41-60) C</small> <small>(21-40) D</small> <small>(11-20) E</small> <small>(1-10) F</small> <small>(1-10) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	