



## Flat 35, Ormond House Medway Street Westminster London SW1P 2TB

A spacious two bedroom apartment located on the third floor of Ormond House, Medway Street with two balconies. The apartment is well presented throughout and ready to move into. Comprising two double bedrooms, two bathrooms [one en-suite], fully fitted kitchen and reception room. The development benefits from a concierge, 2 lifts, underground parking for one car, communal heating and hot water. Ideally situated for the amenities of Victoria Street and the transport connections of St James's Park, Westminster and Victoria Stations.

2 Bedrooms : Bathroom : En Suite Shower Room : Reception/Dining Room : Kitchen : 2 Balconies : Undergorund Parking : Conceirge :

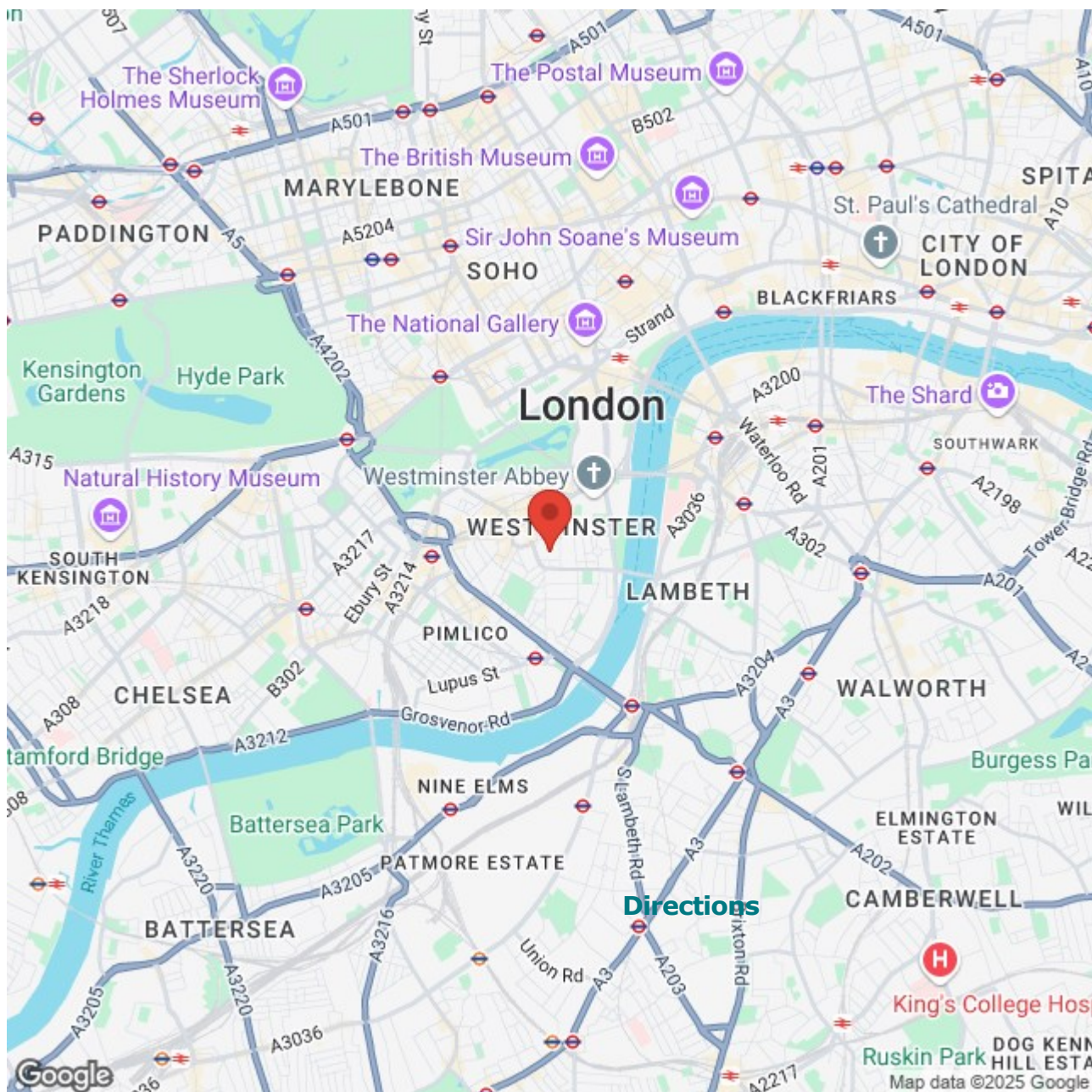
Lease : 125 years from 30th January 1996 so approximately 96 years unexpired.  
Service charge : Approximately £7500 for the current year.

**£775,000**



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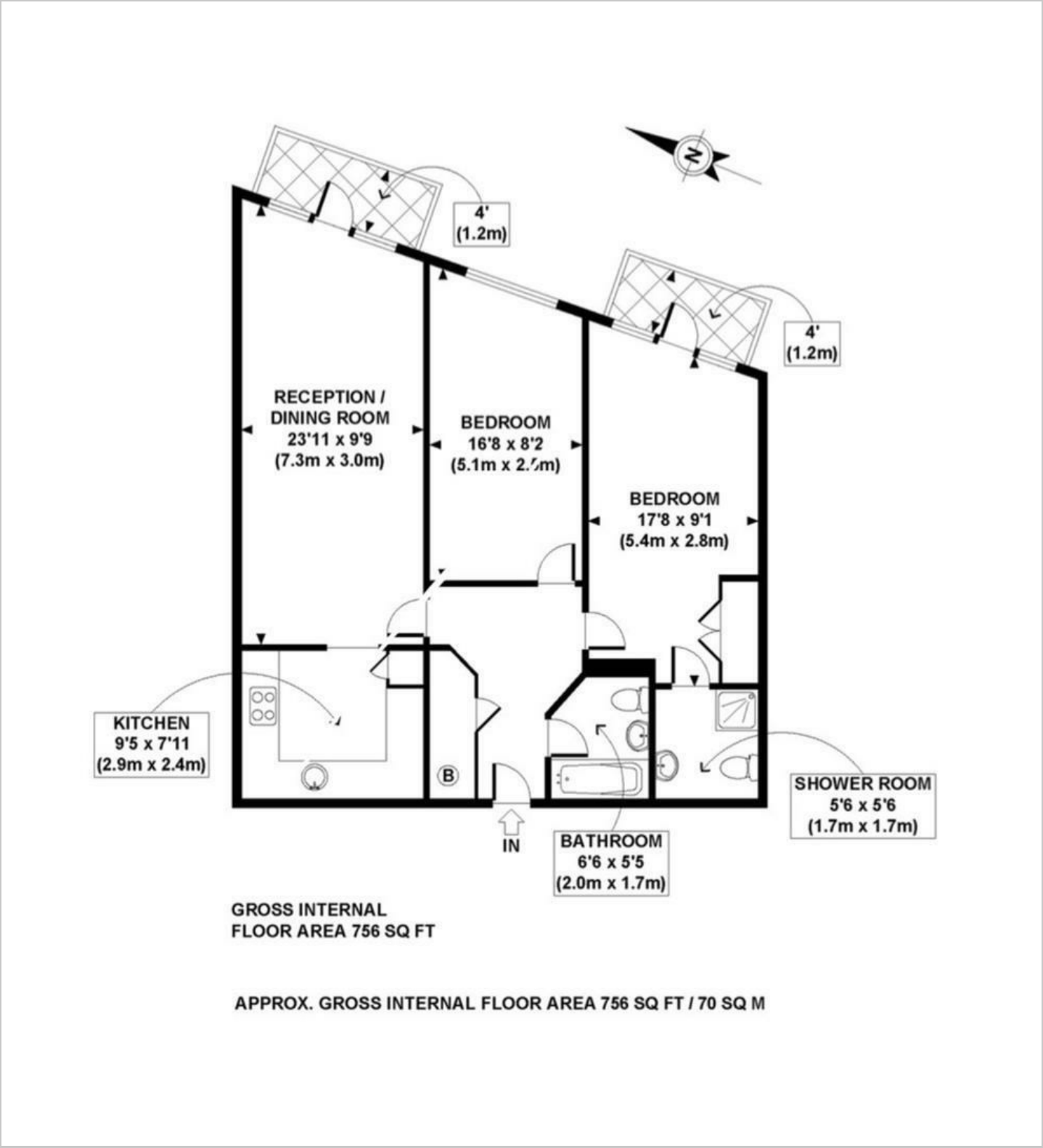








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating				
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC	England & Wales			EU Directive 2002/91/EC