



Artillery Row, London SW1P

Guide price £2,250,000 Leasehold







Description

This luxury apartment is located on the fourth floor of this prestigious development in the heart of Westminster. The property comprises three double bedrooms, master with en suite bathroom and built in wardrobes, second double bedroom also with a built in wardrobe, a good sized third bedroom and family contemporary bathroom. A large reception room and a fully fitted, open plan kitchen leading out onto a balcony.

The flat is presented to an excellent standard and further benefits include oak flooring in the reception room, comfort cooling, a wonderful terrace and portage. This striking building is conveniently located for the many shopping and transport facilities of St. James's Park and Westminster.

Eight Artillery Row is a building of enormous prestige and distinguished elegance, providing a portage service and easy access to Westminster as well as numerous connections across Central London.

- 3 Bedrooms
- 2 Bathrooms
- Balcony
- 4th Floor modern apartment
- Heart of Westminster
- Portage
- Approx. 1,319.22 sq Ft (122.56 sq m)
- Close to transport links of St. James Park and Westminster
- No onward chain
- EPC: B

Floorplan

1,319 sq ft | 123 sq m



Artillery Row, SW1P

CAPTURE DATE 06/05/2021 LASER SCAN POINTS 3,138,682

GROSS INTERNAL AREA


122.56 sqm / 1319.22 sqft



 GROSS INTERNAL AREA (GIA)
The footprint of the property
122.56 sqm / 1319.22 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
115.81 sqm / 1246.57 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.16 sqm / 77.07 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 130.79 sqm / 1407.81 sqft
IPMS 3C RESIDENTIAL 124.33 sqm / 1338.28 sqft

spec id 60927f4fc687a20e1db23d90

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