

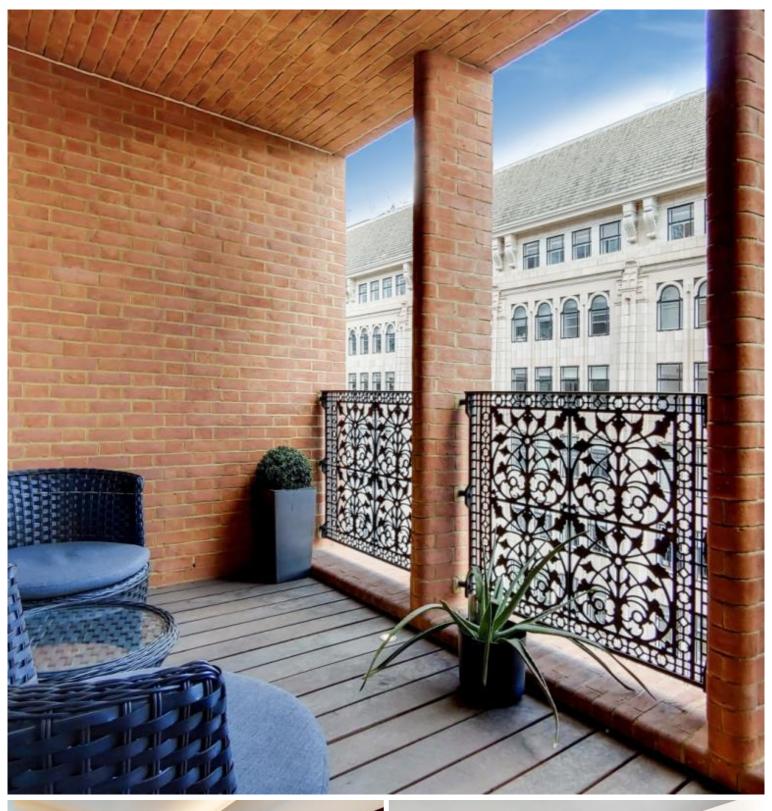


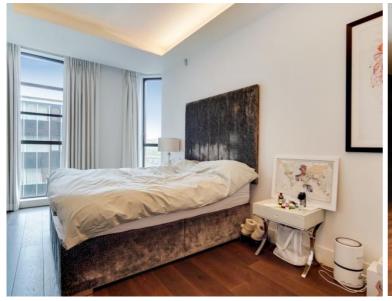


Artillery Row, London SW1P

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 porterage. 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 porterage 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
- Porterage
- 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



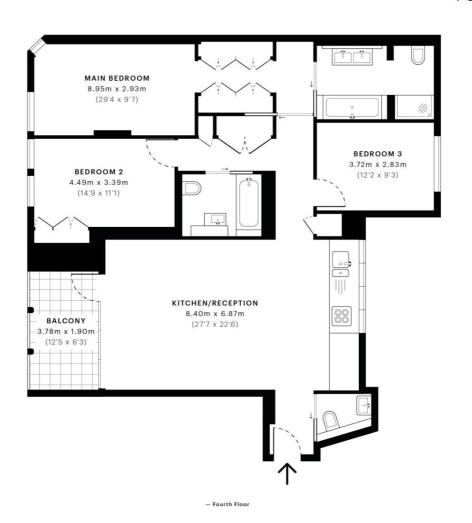
Artillery Row, SW1P

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

GROSS INTERNAL AREA

122.56 sqm / 1319.22 sqft









115.81 sam / 1246.57 saft





REb 1
Limited use area to
0.00 sqm / 0.00 sqft





IPMS 38 RESIDENTIAL 130.79 sqm / 1407.81 sqft IPMS 3C RESIDENTIAL 124.33 sqm / 1338.28 sqft

SPEC ID 60927f4fc687a20e1db23d90

City

25 Walbrook The Walbrook Building, London EC4N 8AF 020 7337 4000

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