

## Christchurch House Caxton Street

Westminster, London, SW1H 0PX

£460,000

A superbly designed 3rd floor studio-suite very close to St James` Park. Quietly situated at the rear of a purpose built block, the apartment has an abundance of natural light and is finished to an impeccable standard.

The property comprises: spacious living area; partially divided sleeping quarters; large eat-in kitchen with sliding partition; luxury bathroom and excellent storage options.

Conveniently placed a short walk from Victoria Station, Caxton Street is an ideal base from which to explore the shops, theatres and restaurants of London`s famous West End.

Lease 151 years remain unexpired

Service charge : £5500 to include hot water and heating and a contribution to the sinking fund.

- Over 40 sq M
- First class location between St James Park and Victoria Street
- Excellent transport links
- Spacious modern kitchen
- Smart bathroom
- Flexible accommodation
- Lift

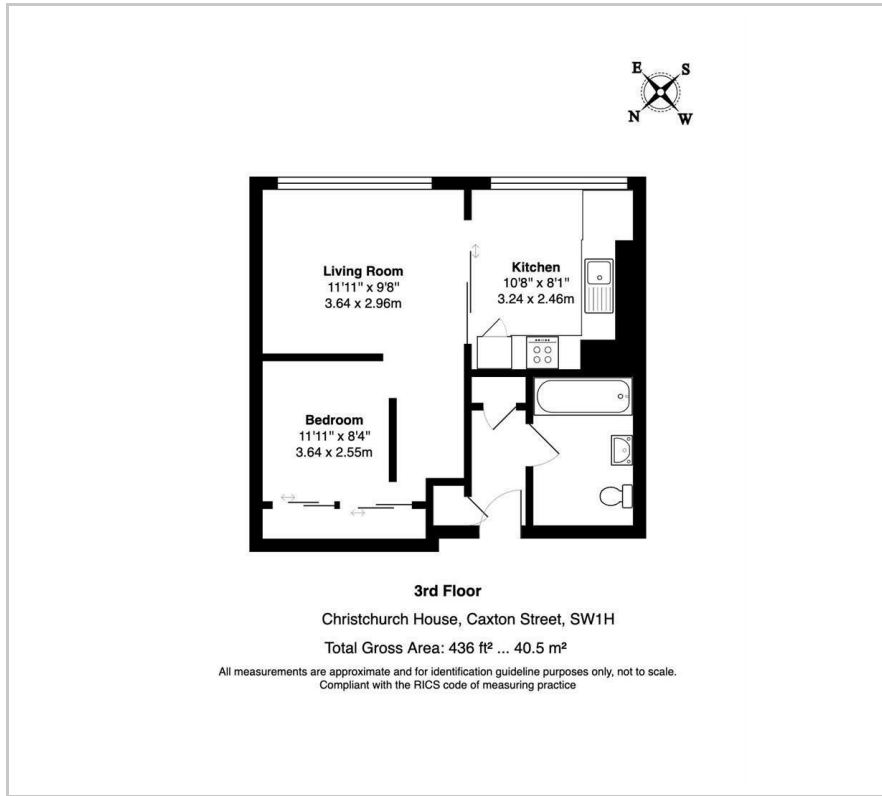
### Viewing

Please contact us on if you wish to arrange a viewing appointment for this property or require further information.





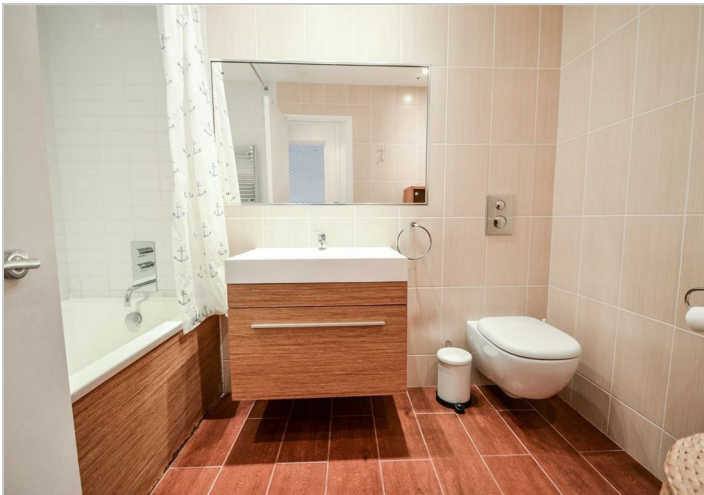
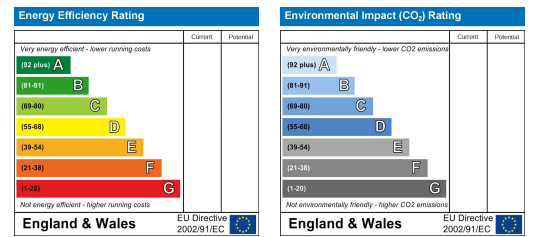
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.