



Ormond House Medway Street Westminster, London, SW1P 2TB

A very well presented and bright two bedroom apartment on the third floor of this modern building. It is west facing and overlooks the mature and well maintained gardens at the rear of the renowned Channel 4 building in the heart of Westminster. Benefiting from access to the gardens, underground parking, two passenger lifts and a daytime concierge. Central Heating and hot and cold water bills are included in the service charge. Ormond House is an ideal building for buyers seeking a home, pied a terre or rental investment. There is step-free access into the main reception lobby of Ormond House, and the apartment also has the additional privacy of video entry phone.

Medway Street is located to the south of Victoria Street and North of Horseferry Road, close to Channel 4's television headquarters. The local area is extremely well connected with Victoria Railway Station providing national mainline services including the Gatwick Express, and Underground stations at Victoria, St James's Park, Westminster and Pimlico all within convenient distances. Renowned and iconic local landmarks include Buckingham Palace, St James's Park, the Houses of Parliament, Westminster Abbey & Westminster Cathedral. Lambeth Bridge over the River Thames is a short stroll away, Sainsbury and Tesco convenience stores are closeby, and more shops, cafes, restaurants and a 5 screen Curzon cinema in Victoria Street and Cardinal Place.

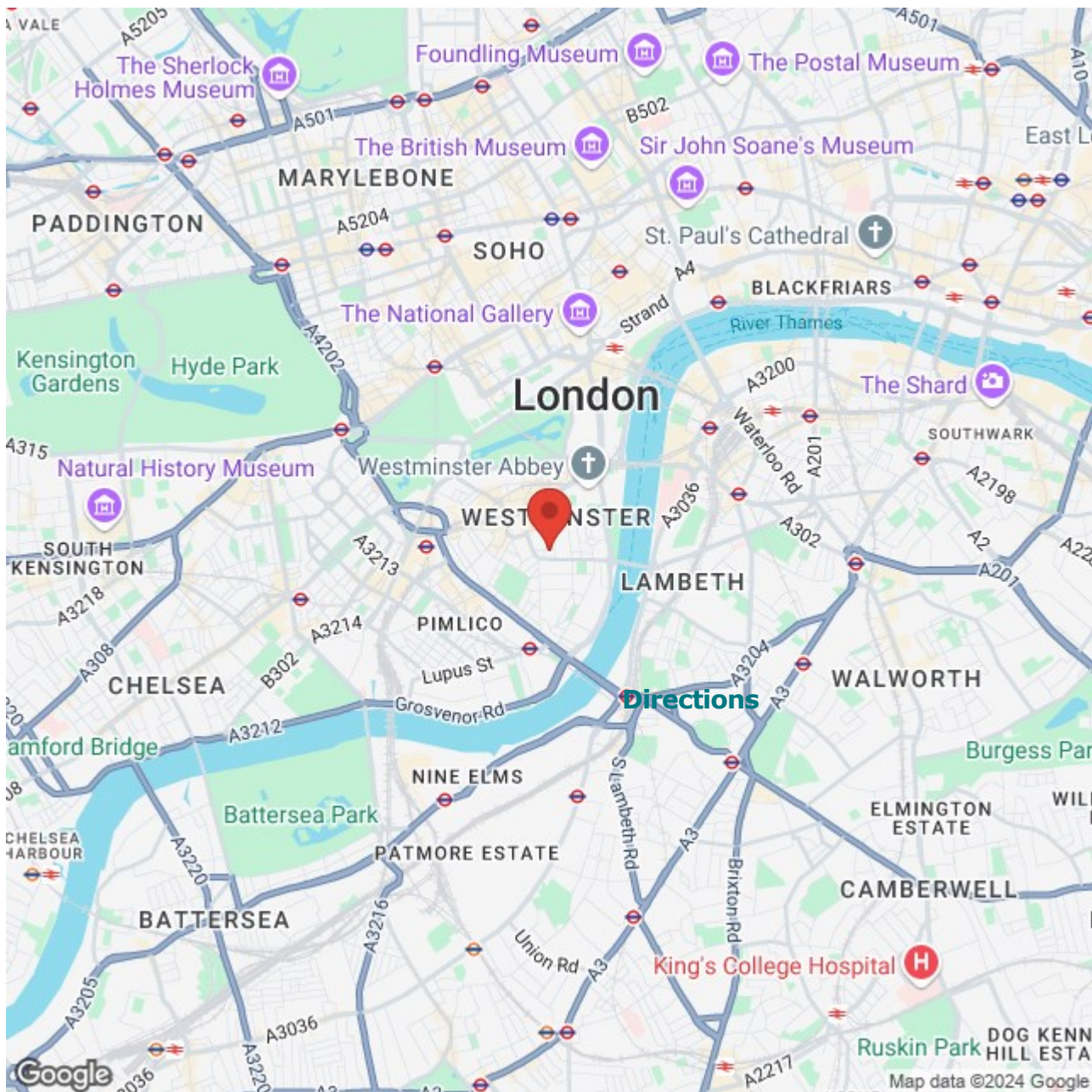
£875,000

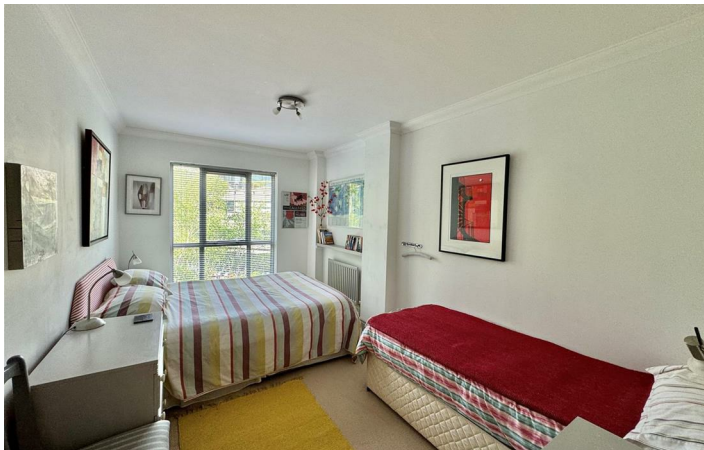
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- 2 Double bedrooms
- Reception/Dining Room
- Concierge
- Extended 184 year lease with zero ground rent
- Ensuite Shower room
- Kitchen
- Underground parking space
- Bathroom
- 2 Balconies
- 2 Lifts

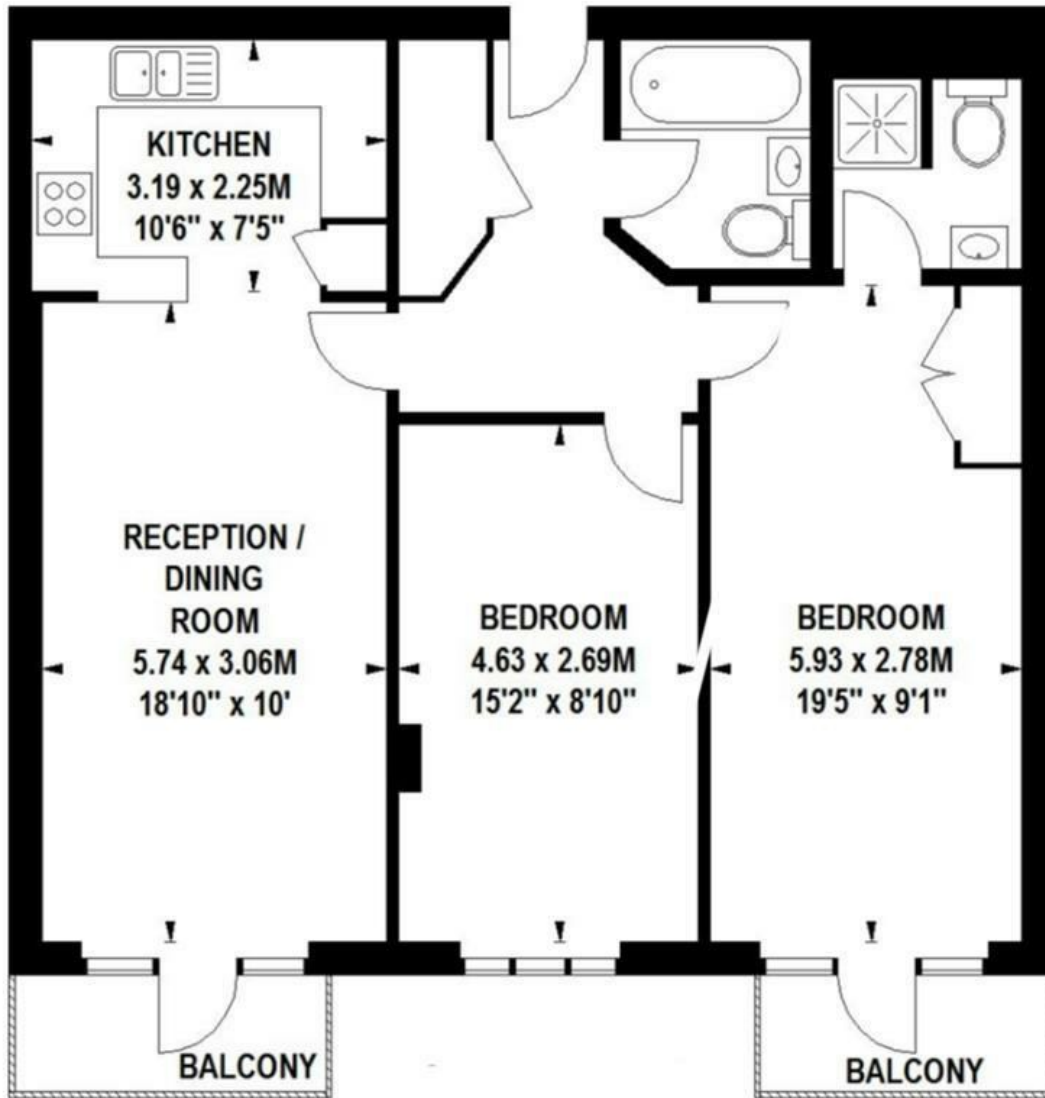




Floor Plan

Ormond House, SW1

Approximate Gross Internal Area 72 sq m / 775 sq ft



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
80	80		

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Energy Efficiency Rating Legend:

- A (92-101): Most energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-38)
- G (1-20): Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:

- A (32-41): Most environmentally friendly - lower CO₂ emissions
- B (42-51)
- C (52-61)
- D (62-71)
- E (72-81)
- F (82-91)
- G (92-101): Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC