



## Ormond House Medway Street London, SW1P 2TB

An attractive and practical studio apartment well located and on the fifth floor of this modern building near the renowned Channel 4 building in the heart of Westminster. Benefiting from access to communal gardens, underground parking, two passenger lifts and a porter, 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 flat also has the additional privacy of video entry phone. Accommodation of this flat briefly comprises one reception room, kitchen, bathroom and private roof terrace presented in good order and with a bright and private outlook. 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.

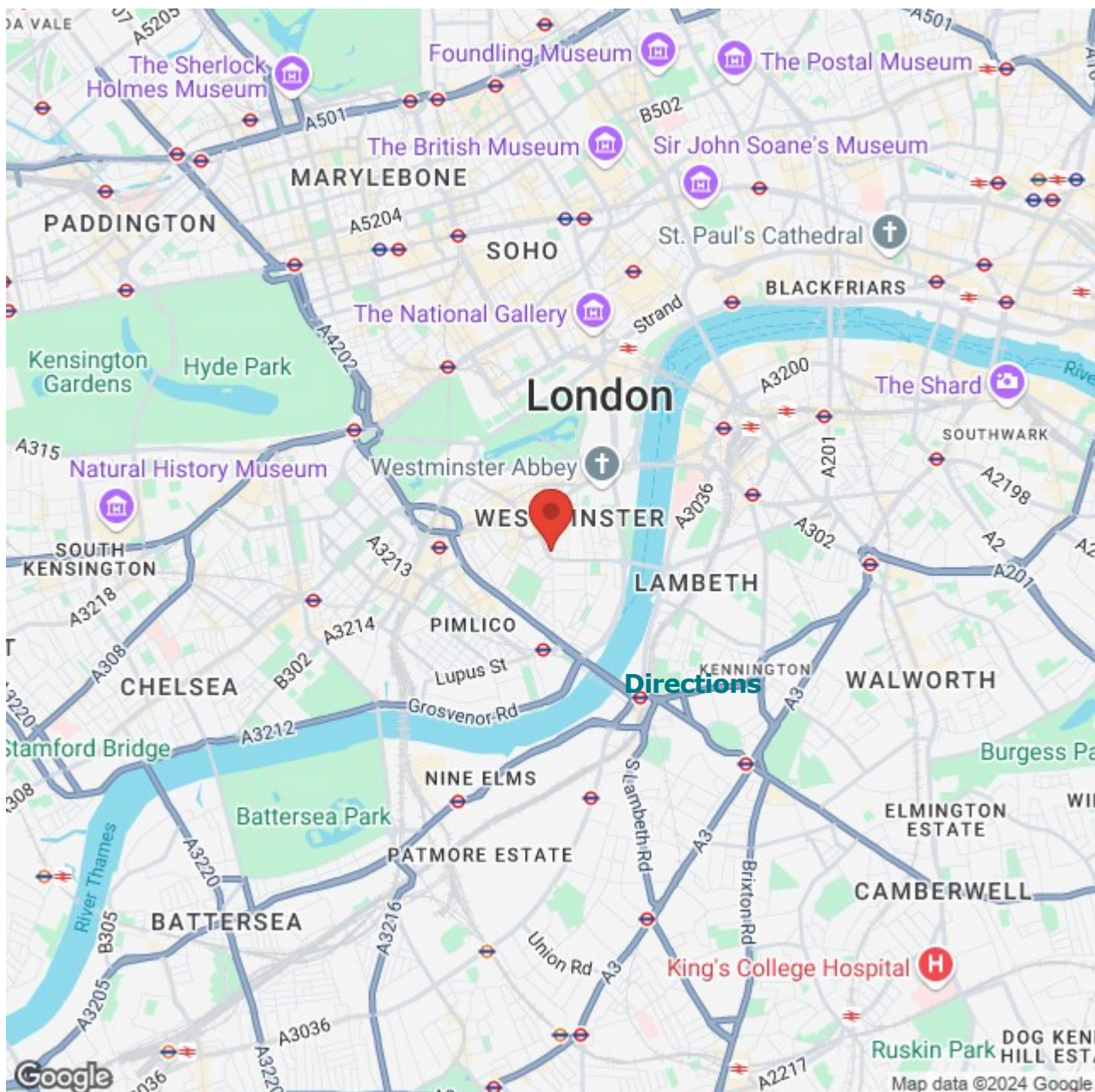
£500,000

# Ormond House, Medway Street

London, SW1P 2TB



- Bright studio room with dual aspect
- Kitchen
- Modern shower room
- Porter
- 2 passenger lifts
- Close to St James Park and Victoria





# Floor Plan



## STUDIO FLAT

SW1P

### Ormond House, Westminster

Total gross internal area: 336.2 sq. ft. | 31.23 sq. m.

Balcony: 111.9 sq. ft. | 10.39 sq. m.  
(approximate)



### FIFTH FLOOR

Disclaimer: This floor plan is for illustrative purposes only. While every attempt has been made to follow RISC Property Measurement Standards and ensure the accuracy of the plan contained here, measurements of doors, windows, fixtures, and any other items are approximate. All measurements for the individual area lengths and widths are maximum, measured at their maximum width. Due to rounding, numbers may not add up precisely. Plots and gardens are illustrative only and excluded from all area calculations. The services, systems, and appliances shown have not been tested and no guarantee can be given regarding their working order.

Copyright © 2024 JJsnap.co.uk All rights reserved.

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		Current	Potential
(82-91) <b>A</b>	Very energy efficient - lower running costs		
(69-81) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(11-20) <b>F</b>			
<b>G</b>	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(81-91) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(11-20) <b>F</b>			
<b>G</b>	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	