



Edric House, Westminster
London SW1P

GARTON JONES.COM



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£450,000

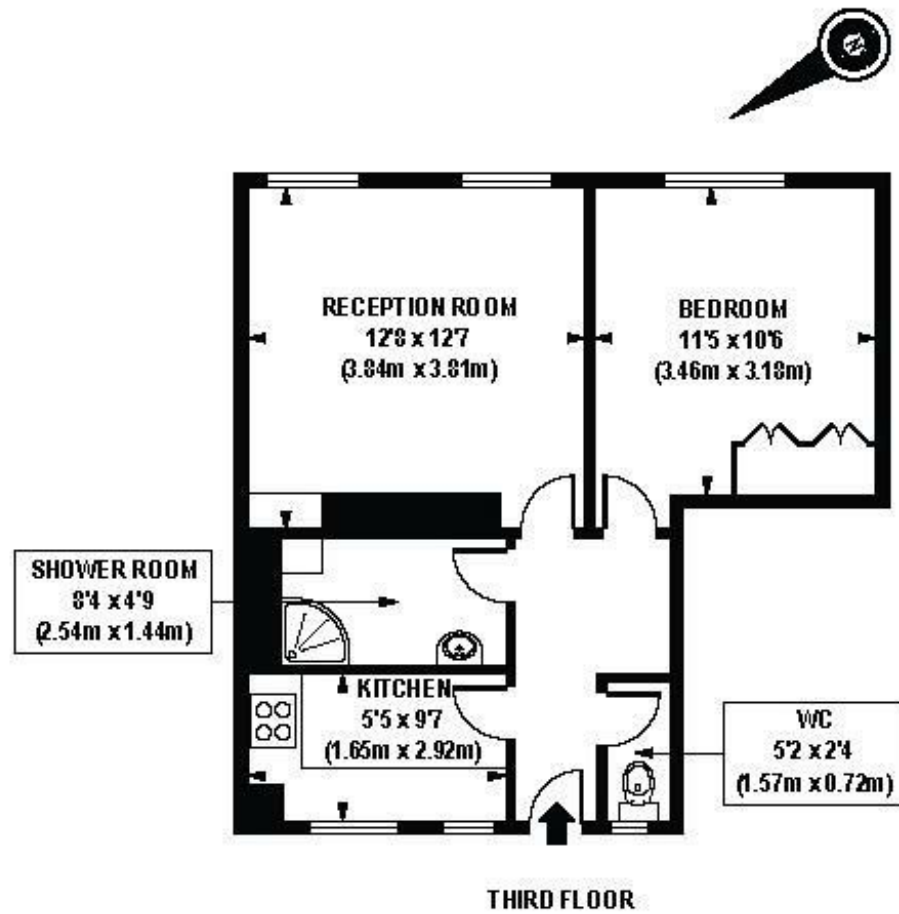
A newly refurbished 1 bedroom apartment for sale within the popular Grosvenor Estate. The property is located within this iconic development which is a Grade II listed building, designed by famous architect, Edwin Lutyens. Edric House is accessed via secure gates through a pretty communal courtyard area. The flat is on the 3rd floor, accessible via a lift or staircase. The property is extremely well presented and further benefits from a separate modern integrated kitchen, a bright reception room, double bedroom with ample fitted wardrobes, a guest cloakroom and a smart shower room. Page Street is located close to the Tate Gallery, River Thames and Houses of Parliament. Transport links are excellent with the underground stations St James' Park, Victoria, Pimlico and Westminster are all just a short walk away. Victoria offers excellent rail and coach links to Heathrow and Gatwick airports. The area has an abundance of amenities including Sainsbury's, Tesco, Waitrose, Marks & Spencer's, House Of Fraser and a Curzon Cinema. Nearby theatres, bars and restaurants include The Other Place Theatre, Victoria Palace Theatre, The Ivy Victoria, the Cinnamon Club and numerous other independent restaurants and pubs which are very close by

Lease: 125 Years from Sept 1988
Service Charge: £724.80 Per Annum
Ground Rent: £10 Per Annum

EPC certificate available on request.

- 453 sq.ft (42.09sq.m)
- 1 Double Bedroom
- Reception Room
- Smart Integrated Kitchen
- Shower Room & Guest Cloakroom
- App-Controlled Underfloor Heating
- Communal Courtyard
- Sold With Vacant Possession
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James' Park, Westminster & Pimlico Station





APPROX. GROSS INTERNAL FLOOR AREA 453 sq. ft / 42.09 sq. m

