



## Hunter Estates

MORPETH MANSIONS, MORPETH TERRACE, LONDON, SW1



### HIGH CEILINGS IN AN ELEGANT THREE BEDROOM MANSION FLAT

A fourth floor, 3 double bedroom mansion flat with 2 large intercommunicating reception rooms and a balcony overlooking Westminster Cathedral. Light and spacious (circa 1,877 sq ft, 174 sq m) this elegant apartment has lovely period features, including high ceilings and ornate cornicing, hardwood floors in the reception rooms and an exceptionally large master bedroom (en suite bathroom). With a utility room, guest cloakroom, eat in kitchen and plethora of well-arranged storage space this well thought out flat is ideal both for comfortable family living and entertaining. Situated in the heart of Westminster, convenient for the excellent amenities of revitalised Victoria which include, numerous restaurants, gyms excellent shopping, theatres, a Curzon 5 screen cinema, St James' and Green Park. Nearby landmarks include Buckingham Palace, Westminster Abbey and Cathedral and The Houses of Parliament. Victoria mainline station provides excellent national connections, and three underground stations nearby with services on the Victoria, District Circle and Jubilee lines.

Entrance Hall ♦ Two Intercommunicating Reception Rooms ♦ Kitchen/Breakfast Room  
Three Double Bedrooms ♦ Two Bathrooms (1 en suite) ♦ Guest Cloakroom ♦ Utility Room

24hr Porter ♦ Lift ♦ Residents on Street Parking

**TERMS:** As advised by the Vendor  
**LEASE:** Share of Freehold  
**SERVICE CHARGE:** TBA  
**PRICE:** £2,395,000 - SUBJECT TO CONTRACT

50 Rochester Row London SW1P 1JU

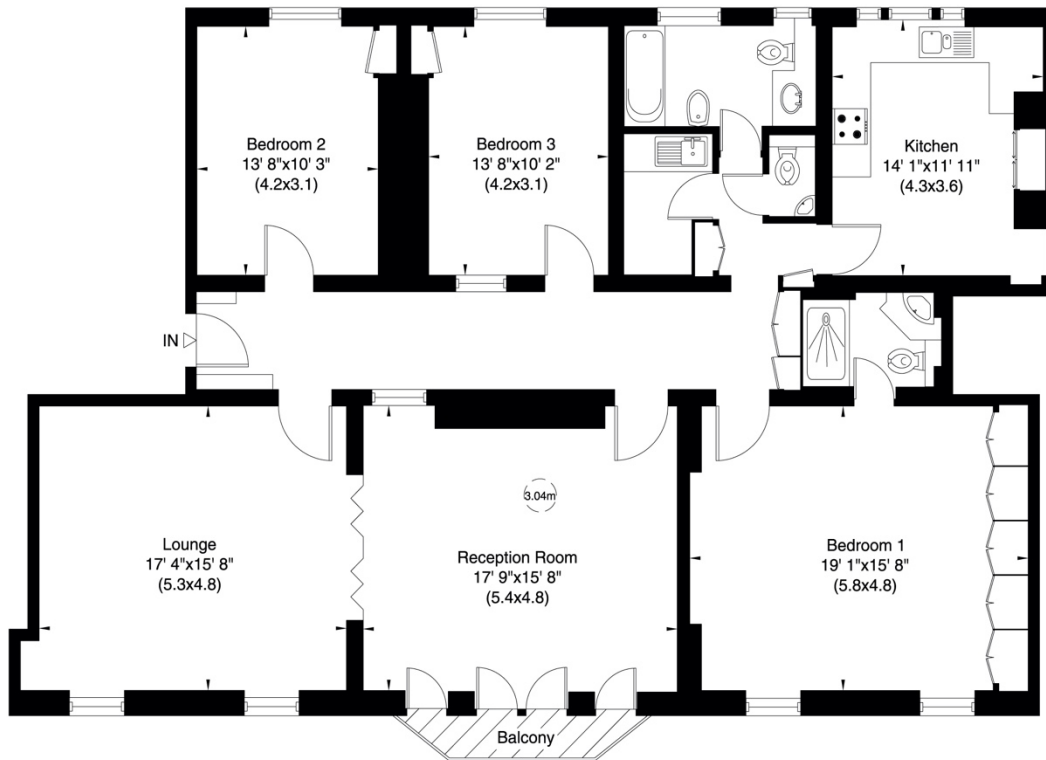
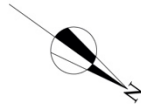
Telephone: 020 7828 2143 • Facsimile: 020 7931 7622 • E-mail: [sales@hunterestates.com](mailto:sales@hunterestates.com) / [rentals@hunterestates.com](mailto:rentals@hunterestates.com)

These particulars are for guidance only and should not form part of any contract to purchase. Intending purchasers should satisfy themselves as to the accuracy of measurements and information given, prior to contract.

# HUNTER ESTATES

## 9 MORPETH MANSIONS MORPETH TERRACE LONDON SW1

Gross Internal Area: 174 Sq. metres  
1877 Sq.feet



### Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Floor Plan by **capital group** 020 8671 7722

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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