



Artillery Row, Westminster, SW1P

Offers in excess of: £700,000

 Benham
& Reeves

Artillery Row, Westminster, SW1P



 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Spanning an approximate 652 square feet is this stunning one bedroom, one bathroom, fourth- floor apartment. The accommodation is finished to the highest specification and includes Miele kitchen appliances, underfloor heating, comfort cooling and a security system. There is an expansive open-plan kitchen/reception room with floor-to-ceiling windows that open onto a balcony. The double bedroom features fitted wardrobes, and the family bathroom is conveniently located off the hallway. Further benefits include a utility room and ample storage throughout.

Culturally, Westminster offers magnificent theatres, cinemas & musical halls, as well as a huge variety of shops and restaurants.

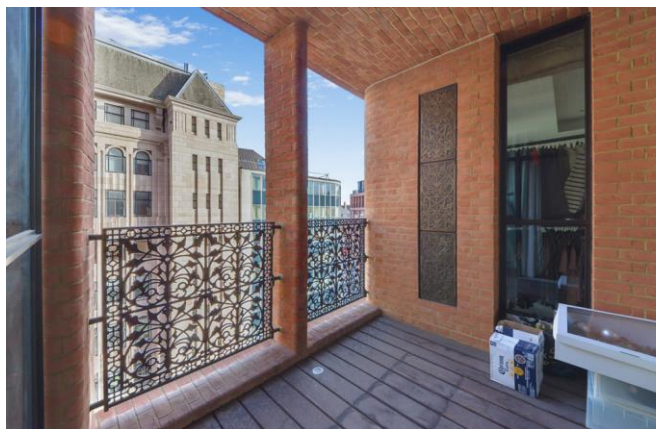
Buckingham Palace is located to the north of Artillery Row, as are the beautiful St James's & Green Parks. For commuters & travellers, Victoria Station is nearby, as are St James's Park, Westminster & Pimlico Stations.





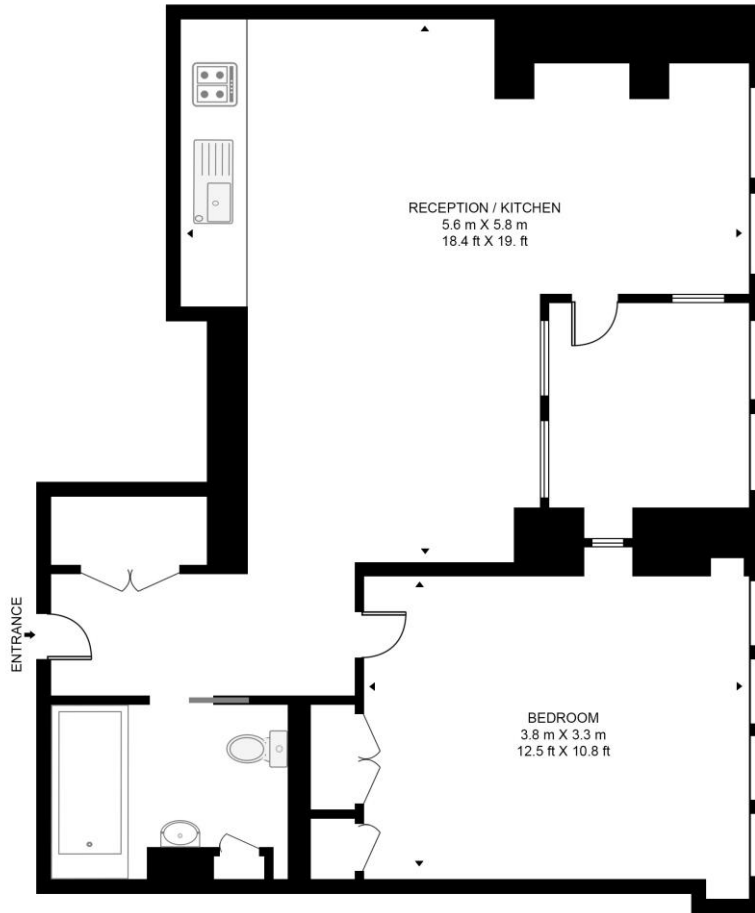
Property Features:

- One Bedroom
- One Bathroom
- Fourth Floor
- Balcony
- 652 Square Feet (Approx.)
- Concierge Service
- St. James Park (0.2 Miles), Victoria Station (0.4 Miles) and Westminster Station (0.6 Miles)



ARTILLERY ROW

APPROXIMATE GROSS INTERNAL FLOOR AREA 652 SQ.FT (60.6 SQ.M)



FOURTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of: £700,000

Tenure: Leasehold
Expires 24/03/3014
Approximately 987 Years Remaining

Ground Rent: £500.00 (per annum)
for the year 2026

Service Charge: £7,928.00 (per annum)
for the year 2026

Anticipated Rent: £3,350.00 pcm
Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: NIN260028

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

