



29 Ashley House 3 Monck Street, London, SW1P 2FA

£2,650,000





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**£2,650,000**

Nestled in the heart of Westminster, 3 Monck Street presents an exceptional opportunity to acquire a modern apartment that perfectly balances comfort and convenience. This newly built residence, completed in 2017, boasts a generous 1,415 square feet of living space, thoughtfully designed to cater to contemporary lifestyles.

The apartment features three well-proportioned bedrooms, each offering a serene retreat, complemented by three stylish bathrooms that provide both functionality and elegance. The spacious reception room serves as the heart of the home, ideal for entertaining guests or enjoying quiet evenings in.

One of the standout features of this property is the abundance of natural light, thanks to its east and west-facing orientation. The two balconies, spanning a total of 163 square feet, offer delightful outdoor spaces to relax and soak in the views, making it a perfect spot for morning coffee or evening gatherings. Underground parking is available to rent for £332 per annum (in 2025).

Location is key, and this apartment does not disappoint. A mere 7-minute stroll will take you to St James's Park tube station, while Westminster tube station is just ten minutes away, providing excellent transport links across London. The surrounding area is vibrant and lively, with a supermarket, street food market, and an array of fantastic restaurants and cafes all within easy reach, ensuring that you have everything you need right at your doorstep.

In summary, 3 Monck Street is a remarkable apartment that combines modern living with an enviable location, making it an ideal choice for those seeking a stylish home in one of London's most sought-after areas.

## Description

## Situation

null

Council Tax Band: G

Available:





## Floor Plans

**Monck Street, SW1P 2FA**

Approx Gross Internal Area = 131.48 sq m / 1415 sq ft

Balconies = 15.14 sq m / 163 sq ft

Total = 146.62 sq m / 1578 sq ft



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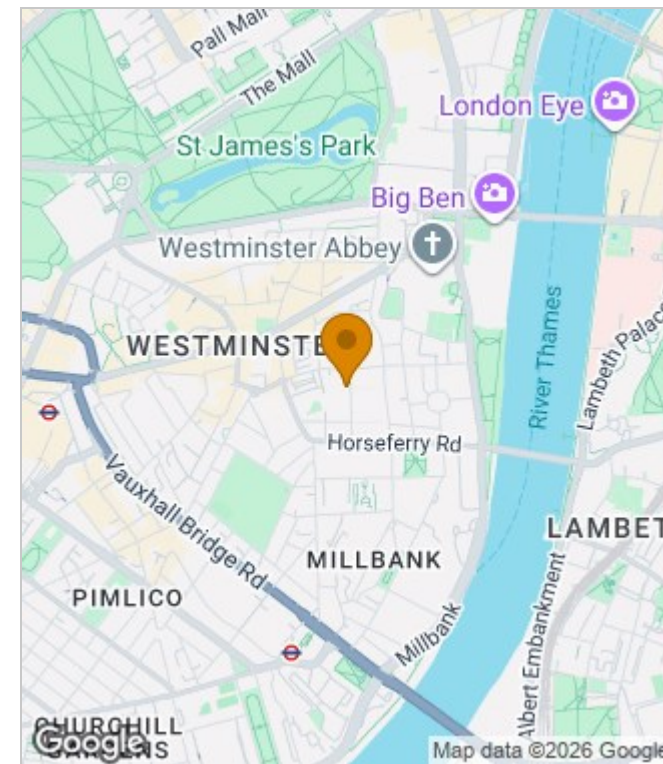
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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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