



8, Artillery Row,
Westminster, SW1P

Asking Price £1,800,000, Leasehold

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Description

Stunning three-bedroom apartment in a boutique development. Situated on the fourth floor, this stylish apartment offers an exceptional space for entertaining with its open-plan kitchen and reception area, flowing seamlessly onto a charming balcony. A sliding mirror door reveals a spacious hallway leading to three double bedrooms, a family bathroom, and ample built-in storage throughout. The principal bedroom features extensive built-in wardrobes and a luxurious en suite bathroom. Additionally, a convenient guest WC is located near the entrance. Floor-to-ceiling windows flood the space with natural light, while comfort cooling and concierge services add to the refined living experience. Nestled on Artillery Row, just off Victoria Street, this property is surrounded by iconic landmarks like the Houses of Parliament, Buckingham Palace, and Westminster Abbey, with St. James's Park just moments away. The area boasts excellent transport links: Victoria station provides mainline services (including the Gatwick Express) and the Victoria line, while St. James's Park and Westminster stations offer access to the District, Circle, and Jubilee lines. St. James's Park: 0.2 miles. Victoria station: 0.3 miles. Westminster Cathedral: 0.2 miles.

Key Features

- BALCONY
- PASSENGER LIFT
- 24 HOUR CONCIERGE
- COMFORT COOLING

Terms

Leasehold: 999 years from and including 25 March 2015 ie 988 years.
 Service Charge: Approx £13,000 per annum (reviewed 6 monthly).
 Ground Rent: Approx £700 per annum.

Approximate Floor Area = 125.6 sq m / 1352 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #75787

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.