



A stunning two bedroom apartment located in the heart of Westminster.

**Tufton Street, London, SW1P**

Guide Price £1,650,000 Leasehold (Lease Expiry August 3004)



Stunning Two bedroom property • Charming Mansion Block in heart of Westminster • Spacious Reception with balcony • Beautifully furnished with dark wood • The beautiful period building benefits from concierge porter services and lifts.

#### Local Information

Tufton Street is in the heart of Westminster, to the south of St James's Park and east of Victoria.

The area includes some of London's most iconic landmarks, yet retains a calm and surprisingly relaxed atmosphere. The property is within reach of the many amenities, restaurants and shops of Victoria, Westminster and St James.

Local parklands include: Green Park and St James's Park.

Transport Links include:

Jubilee Line (Westminster): approx 0.3 miles

Circle & District Lines (St James's Park): approx 0.3 miles

Victoria and mainline rail services (Victoria): approx 0.6 miles

#### About this property

This stunning two bedroom property boasts a spacious reception with balcony, modern kitchen, principal bedroom with built in wardrobes and en-suite bathroom, second double bedroom and bathroom.

The property is beautifully furnished with dark wood herringbone floors and sumptuous carpets.

The beautiful period building benefits from concierge porter services and lifts.

#### Tenure

Leasehold (Lease Expiry August 3004)

#### Local Authority

City Of Westminster

#### Council Tax

Band = G

**Ground Rent** £800 per annum

**Service Charge** £10,000 per annum

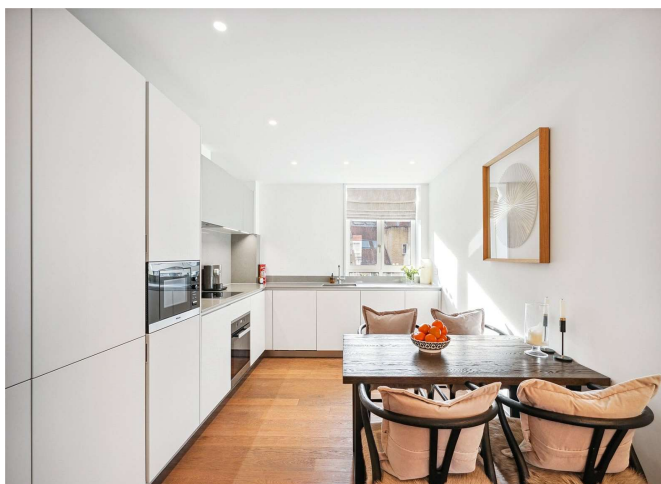
#### Energy Performance

EPC Rating = C

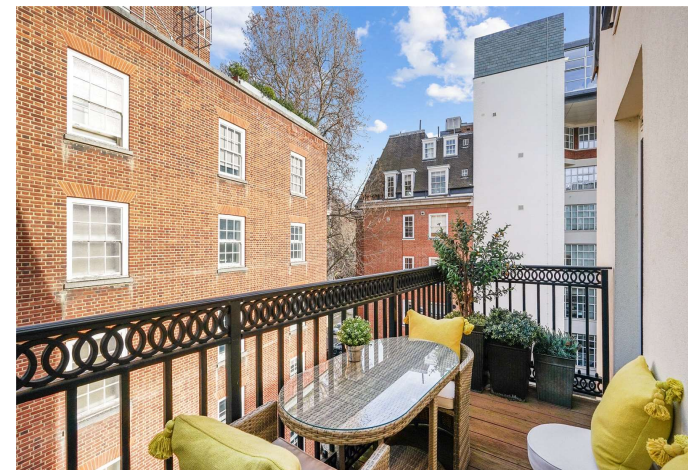
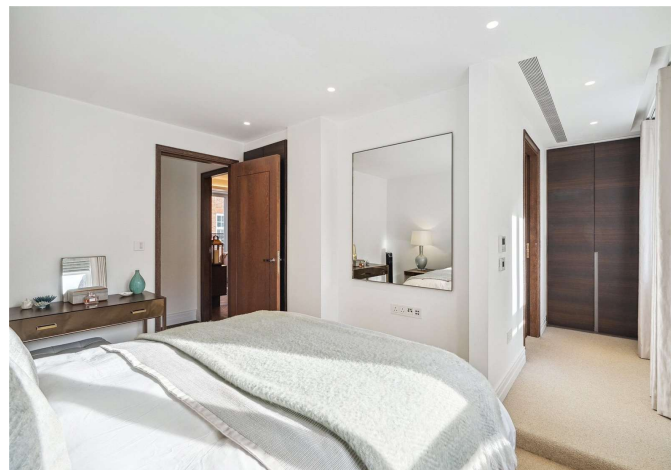
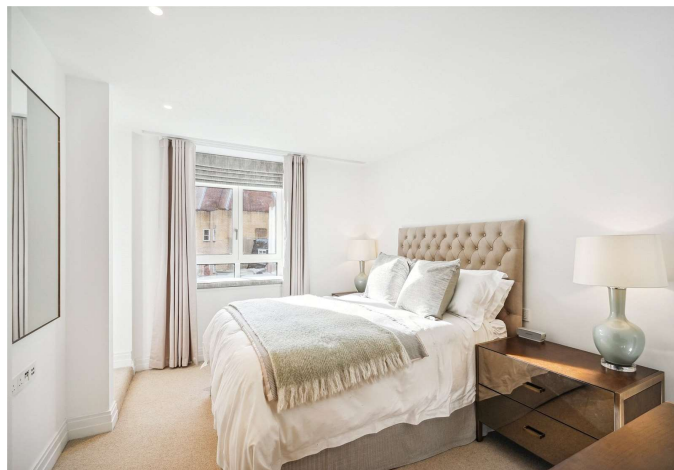
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone: +44 (0) 203 430 6860.

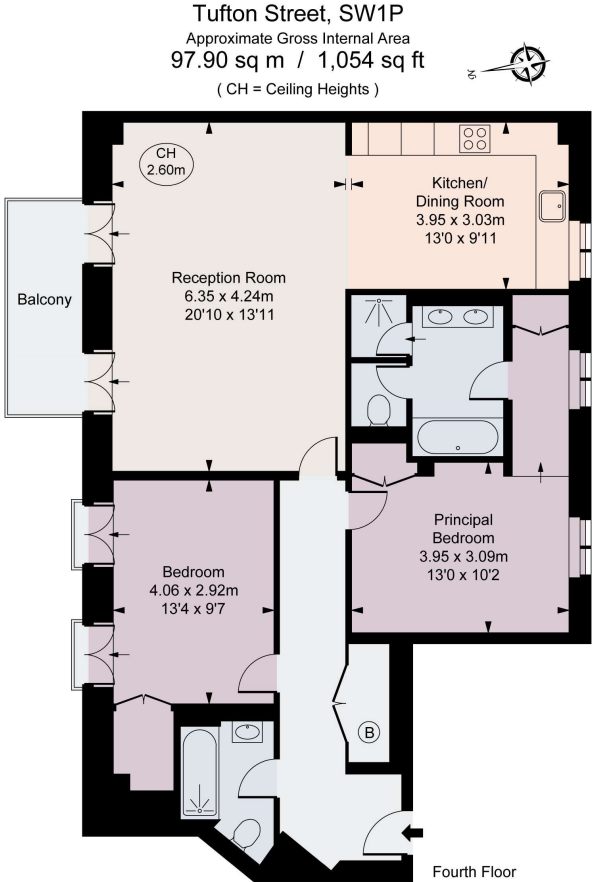






Tufton Street, London, SW1P  
Gross Internal Area 1054 sq ft, 97.90 sq m

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This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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