



ATTRACTIVE AND IMMACULATE FIFTH FLOOR LATERAL FLAT WITHIN A PERIOD BUILDING IN THE HEART OF WESTMINSTER.

TUFTON COURT
TUFTON STREET, SW1P

Guide Price £1,275,000, Share of Freehold

savills

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Lateral flat within a renowned and attractive period building • 2 Reception rooms and 3 bedrooms (bedroom 3/study) • Passenger lifts and live-in caretaker/porter • Bright south westerly aspect • Contemporary fitted kitchen and 2 bathrooms

3 Bedrooms • 2 Bathrooms • 2 Receptions

Description

A highly desirable period building apartment located on the fifth floor and benefiting from a bright south-westerly aspect with a roof top view of Central London.

Accommodation is configured with a wonderful double reception room arrangement, providing a sense of superb lateral space; two double bedrooms, with a third room currently used as a study. There are two bathrooms and a modern fitted kitchen.

The apartment is beautifully presented having been refurbished by the current owner and immaculately kept.

Amenity within the building includes two passenger and a live-in caretaker/porter.



Situation

Tufton Court is located on Tufton Street, between Great Peter Street and Romney Street.

A quiet and historic location, close to landmark locations including the Houses of Parliament and Smith Square, as well as being convenient for the internationally renowned Westminster School and of course Westminster Abbey.

As a residential destination Westminster has always been synonymous with history, culture and of course politics, but with the completion of significant redevelopment around Victoria it is fast becoming a recognised destination for food and fine dining. From an array of independent cafes and bistros, to quintessential 'local Italian restaurants' and on to Michelin star establishments and chefs including A Wong, Michel Roux Jnr, Tom Kerridge, Jason Atherton and Vivek Singh, there is no question that this is a location that offers a thriving environment to have a home in central London.

Local parklands include St James's Park and the Victoria Tower Gardens at Millbank; This is also an area serviced well by public transport, with mainline national rail services including the Gatwick Express at Victoria station, and underground services for the Jubilee Line (Westminster) and District and Circle Line (St James's Park) all convenient.

- EPC Rating = D
- Council Tax = F

Tenure

Leasehold (999 years from June 1978) plus benefit of Share of Freehold

Services

Concierge

Local Authority

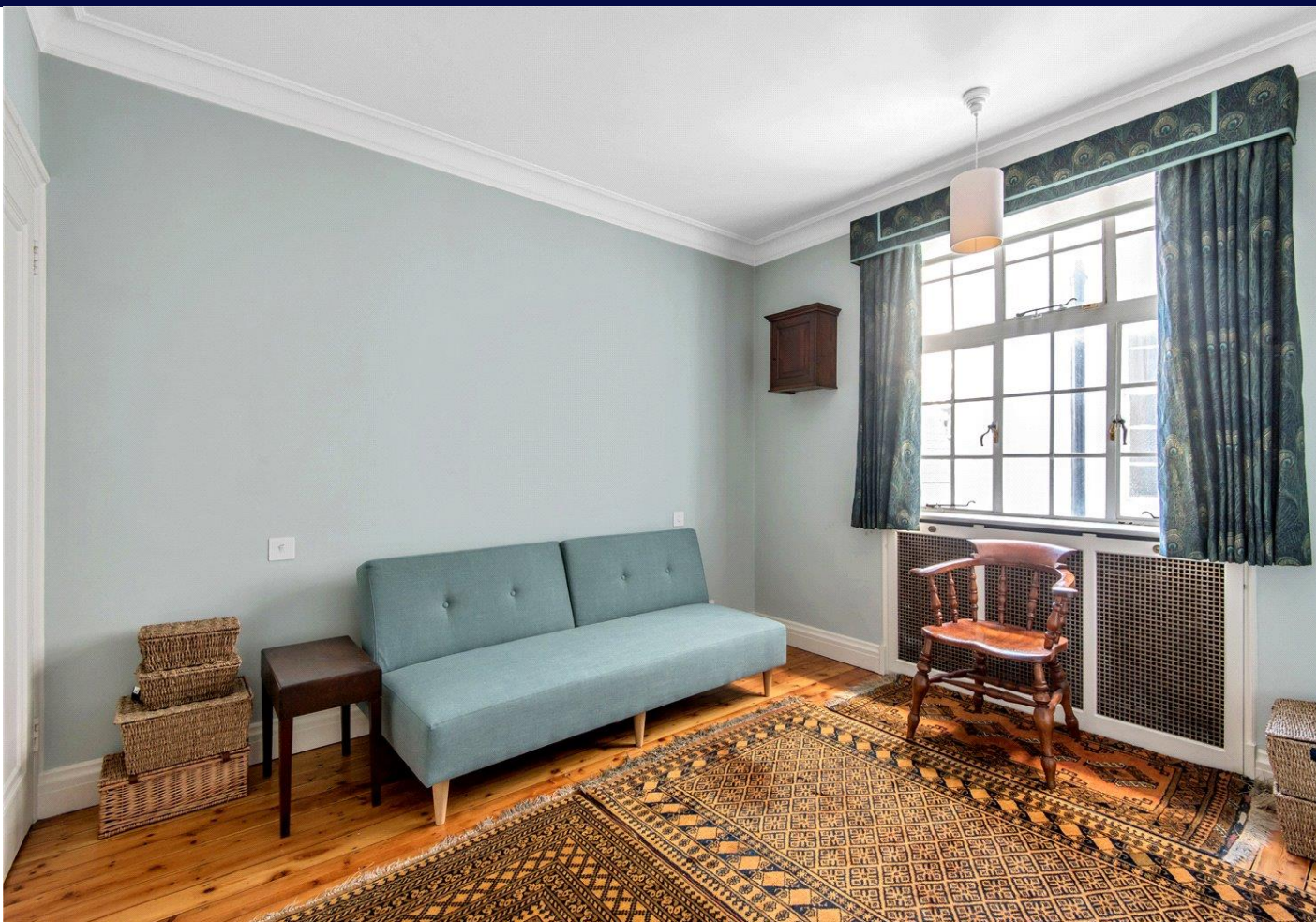
City Of Westminster

Outgoings

Service Charge - £10,500 per annum

Viewing

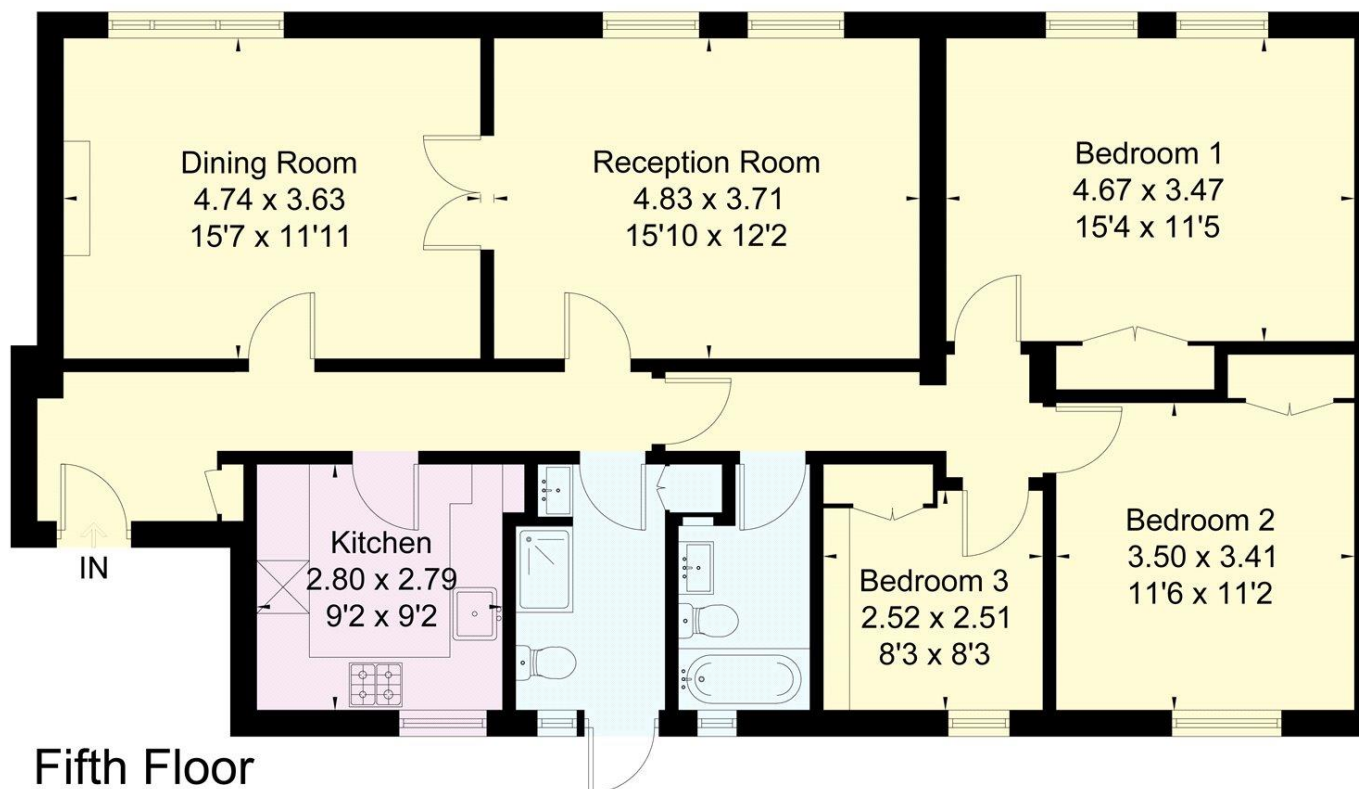
Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 1167 sq ft, 108.4 m²

Approximate IPMS2 Floor Area = 108.4 sq m / 1167 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(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		