



Abbey Orchard Street, SW1P | Asking Price £650,000



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# Abbey Orchard Street, London

Situated on the second floor of a well-regarded portered development in the heart of Westminster, this larger-than-average one bedroom apartment offers bright, contemporary living in one of central London's most convenient locations.

Generously proportioned throughout, the apartment benefits from large windows that flood the space with natural light, enhancing the sense of volume and openness. The spacious reception room leads seamlessly into a modern, high-quality fitted kitchen, ideal for both entertaining and everyday living.

The bedroom is a comfortable double, with ample storage and a quiet outlook, while the bathroom is sleek and well-appointed. Further benefits include secure, off-street parking—an exceptional amenity in this part of town—and the reassuring presence of a daytime porter.

Abbey Orchard Street is superbly positioned moments from the amenities and transport links of Victoria, St James's Park and Westminster, as well as being a short walk from the River Thames, Green Park and the Houses of Parliament.

Offered to the market with a long lease, this stylish apartment would make an excellent home, pied-à-terre or investment in one of London's most iconic and well-connected districts.





# Abbey Orchard Street, London

## Asking Price:

£650,000 subject to contract.

## Tenure:

Leasehold - Share of Freehold

## Local Authority:

City of Westminster


## Council Tax Band:

F

## Approximate Gross Internal Area:

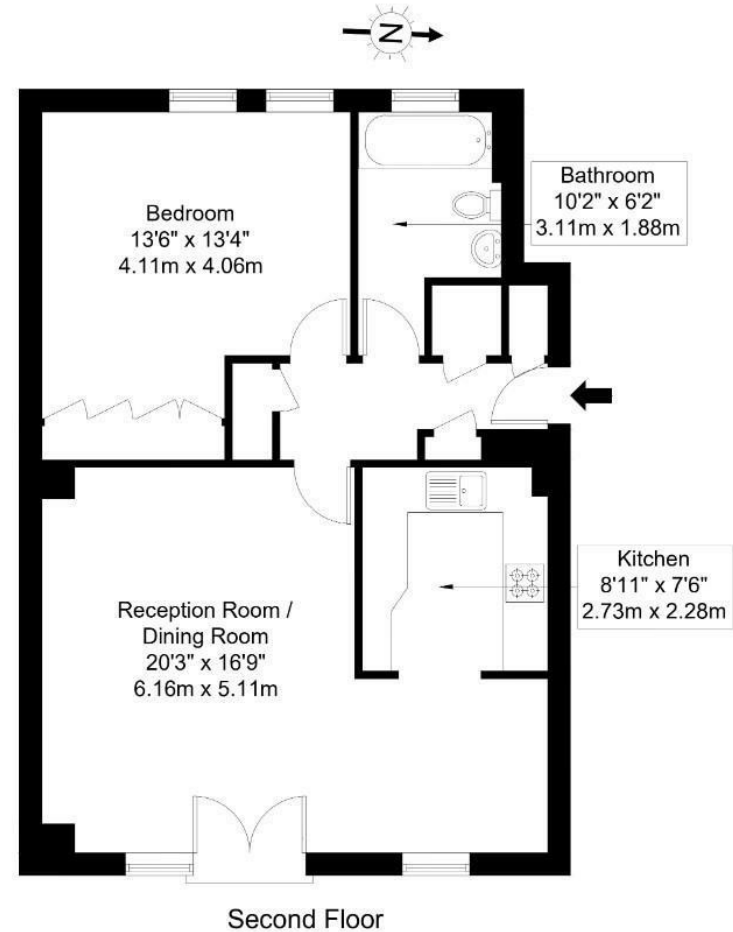
697.00 sq ft

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Abbey Orchard Street, SW1P 2JP

Approx Gross Internal Area = 64.73 sq m / 697 sq ft



Ref :

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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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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