



Page Street, SW1P | Asking Price £475,000



TUCKERMAN  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Page Street, Westminster, London

Set within a handsome Edwardian mansion block on Page Street, this well presented one bedroom apartment occupies a highly convenient position in the heart of Westminster. Dating from circa 1902 to 1904, the building forms part of the historic Regency Estate and offers a pleasing blend of period character and practical modern living.

The apartment extends to approximately 489 square feet and is arranged with a well proportioned reception room that enjoys good natural light and provides comfortable space for both day to day living and entertaining. The bedroom is quietly positioned and offers a calm and restful environment, while the bathroom is neatly appointed and functional in its layout.

The proportions and character typical of the Edwardian period are evident throughout, lending the property a sense of warmth and solidity that is often absent from more contemporary developments.

Page Street is well placed for the amenities of Westminster, with a wide range of shops, cafés and restaurants close at hand, together with excellent transport connections. The property will appeal to purchasers seeking a smart and manageable home in a prime central London location, whether as a first purchase, pied à terre or investment.

A well balanced apartment in an established and historic Westminster setting.

Tenure: Leasehold

Lease Years Remaining: 166

Service Charge: £1,500pa

Annual Ground Rent: £10pa

Council Tax Band: B





# Page Street, Westminster,

Asking Price:  
£475,000 subject to contract.

Tenure:  
Leasehold

Local Authority:  
City of Westminster

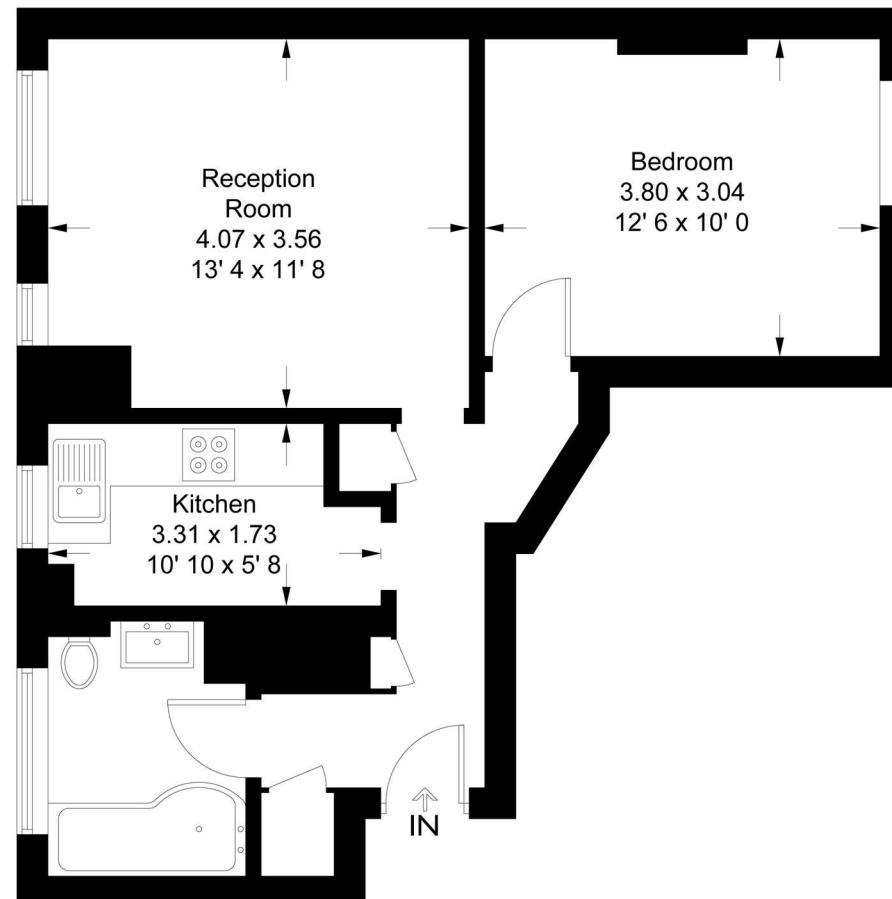
Council Tax Band:  
B

Approximate Gross Internal Area:  
489.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Page Street

Approximate Gross Internal Area = 489 sq ft / 45.4 sq m



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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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