



RUSSELL SIMPSON

Light-filled two-bedroom
flat with sophisticated
interiors in contemporary
apartment building

AVIARY HOUSE
WESTMINSTER SW1E

Aviary House

Westminster SW1E

£1,995,000

BEDROOMS 2	INTERNAL 1,087 SQ FT 101 SQ M	SERVICE CHARGE £13,359 pa	COUNCIL Westminster
RECEPTION ROOMS 1		EPC B	COUNCIL TAX Band G
BATHROOMS 2	—	TENURE Leasehold	LENGTH OF LEASE 991 years





The Property



Bright and beautiful flat in a popular building with 24/7 porter close to St James's Park

Entering the flat on the first floor, the front hall leads through to a well-proportioned living area. This includes an open-plan kitchen, as well as separate dining and seating areas. Furthermore, a curving bay window and a French door opening onto a Juliet balcony are both angled south, filling this space with natural light.

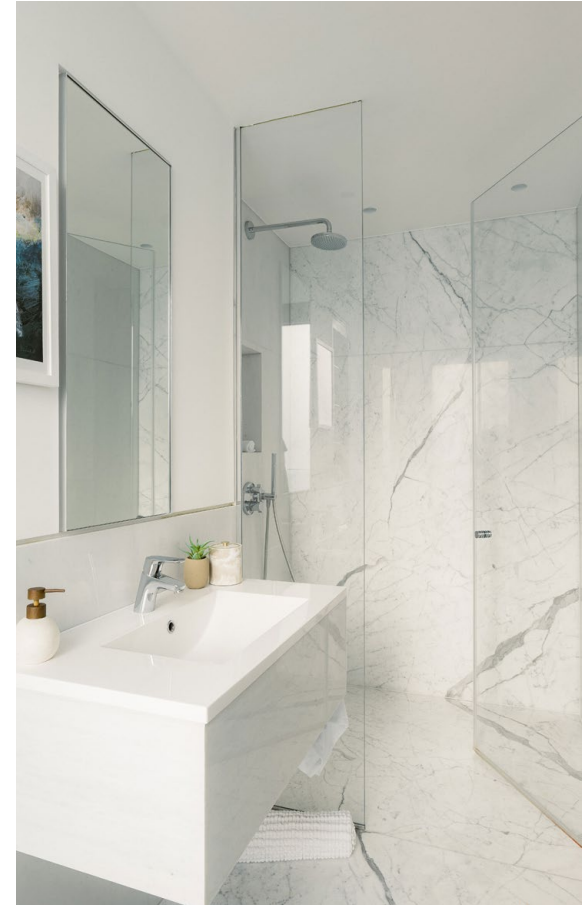
The property is decorated in a sublime contemporary style that maximises the sense of light and space. It is finished to an exceptionally high standard and presented in immaculate condition with underfloor heating and airconditioning.



The Bedrooms

The flat also contains a pair of bedrooms. The principal bedroom has an ensuite bathroom with a bath, while the other bedroom is also ensuite. Both feature French doors opening onto Juliet balconies, as well as inbuilt storage space. There is further storage space in the front hall, along with a guest WC.







The Neighbourhood

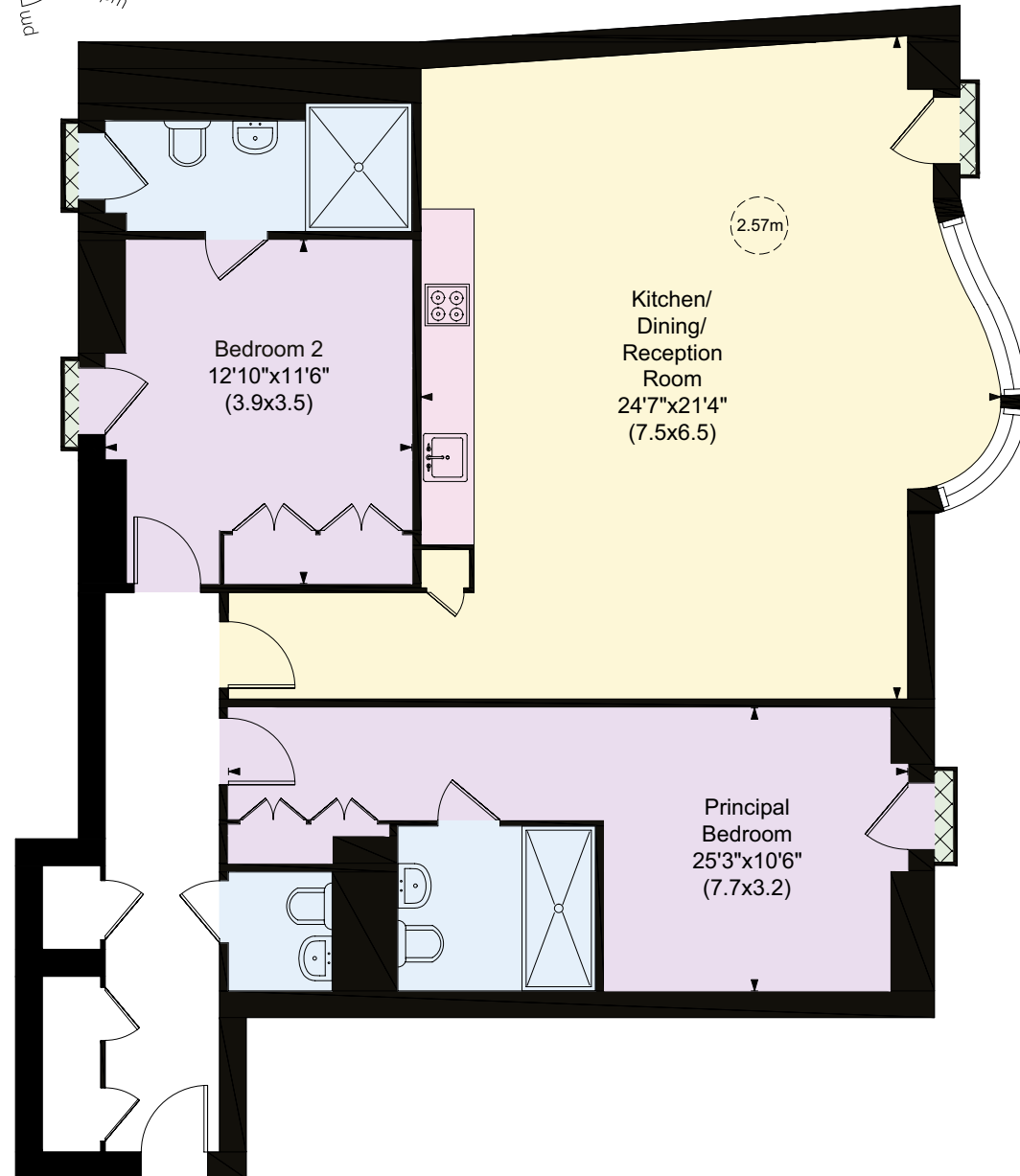
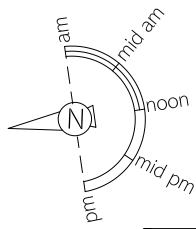
Aviary House is a recently developed building with a lift and 24/7 porter.

Aviary House is exceptionally well-located. Victoria station is close, while St James's station is also nearby. Furthermore, the open spaces of St James's Park are a short walk away.

In addition, the building is surrounded by the spectacular architecture of Westminster. Buckingham Palace, Westminster Cathedral and Abbey, and the Houses of Parliament are all within easy reach.

APPROXIMATE INTERNAL AREA

1,087 SQ FT / 101 SQ M



First Floor

RUSSELL SIMPSON

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View

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