



## MEDWAY HOUSE 22 MEDWAY STREET LONDON SW1P 2BA

A brand newly built, exclusive development in the heart of Westminster.

14 one, two and three bedroom apartments, 5/6 underground parking spaces and an A1/A2/A3 commercial premises. The building totals 16,320 SqFt GIA.

Located just off Horsferry Road in close proximity to Victoria Station and Pimlico tube.

Available with Vacant Possession.

10 Year NHBC building warrantee (as of 2008).

ERV for the entire building is £712,600 equalling a 4.5% yield.

Freehold interest for sale – Price on Application

## MEDWAY HOUSE 22 MEDWAY STREET LONDON SW1P 2BA

The property comprises a freehold, newly constructed building over ground to sixth floors comprising fourteen residential units, one A1/A2/A3 (cafe/restaurant use restricted against cooking of raw or fresh food, and a proviso that customers shall not be allowed in the premises outside the hours of 8.00 to 23.00) premises and 5/6 underground parking spaces. The residential units are split into 3 one bedroom apartments, 8 two bedroom apartments and 3 three bedroom duplex apartments. All of the apartments are finished to a high specification including custom fully fitted kitchens, walnut flooring and designer bathroom suites. The five apartments at the top of the building benefit from a higher specification including better quality kitchens and bathrooms, comfort cooling, lacquered finishes, special lighting and improved layouts to make the best possible use of light and space.



The building further benefits from a passenger lift, a large entrance hall, video entry system, car lift and glass balustrade railings around the balconies and terraces.

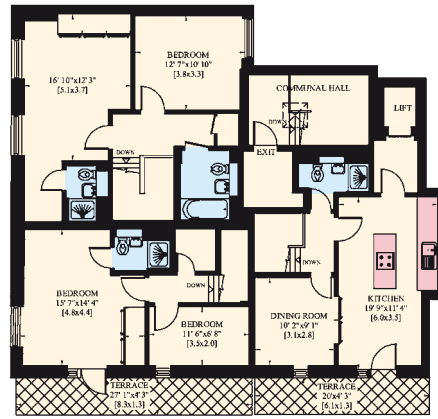
Medway Street, just off Horsferry Road is a perfect location in prime central London with Victoria national rail and underground (Victoria and Circle and District Lines) under a mile away. The building is also ideally located just a short walk away from The Thames, Westminster Abbey, The Houses of Parliament, The Mall and Buckingham Palace.



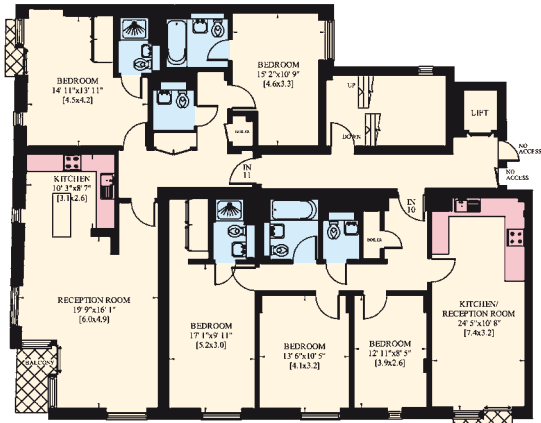
Unit No	Floor	Beds	Baths	Outside Space	Sq Ft	ERV
1	1st	2	2		730	33,000
2	1st	2	2	Terrace	697	31,600
3	1st	1	1		521	23,600
4	2nd	2	2		730	36,600
5	2nd	2	2	Terrace	697	35,000
6	2nd	1	1		521	26,000
7	3rd	2	2		730	37,200
8	3rd	2	2	Terrace	697	35,600
9	3rd	1	1		521	26,400
10	4th	3	2		1,000	74,800
11	4th	2	2	Terrace	1,012	75,800
12	5th/6th	2	2	Terrace	950	71,000
13	5th/6th	3	2	Two Terraces	940	70,000
14	5th/6th	3	2	Terrace	1,039	78,000
Commercial Unit	Ground				1,160	58,000
<b>TOTAL</b>					<b>11,945</b>	<b>712,600</b>



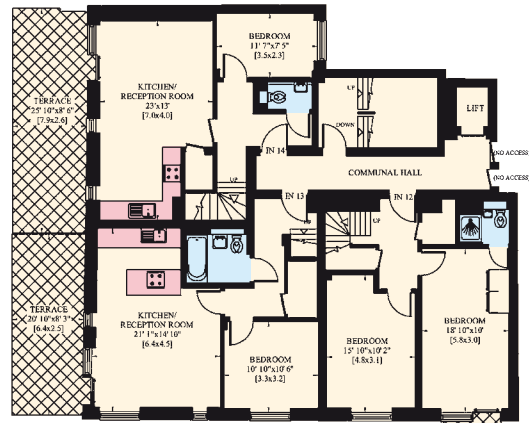
GROSS INTERNAL AREA  
1,517 SQ METRES 16,320 SQ FEET



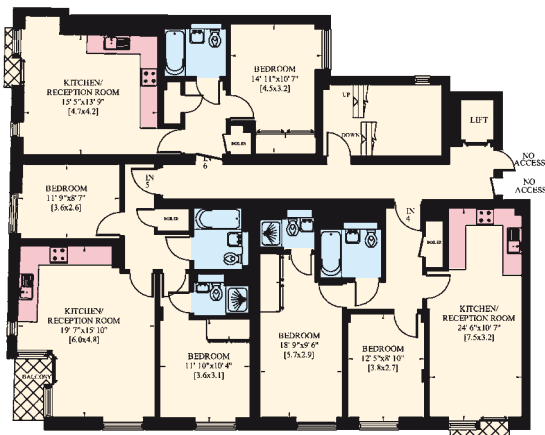
SIXTH FLOOR



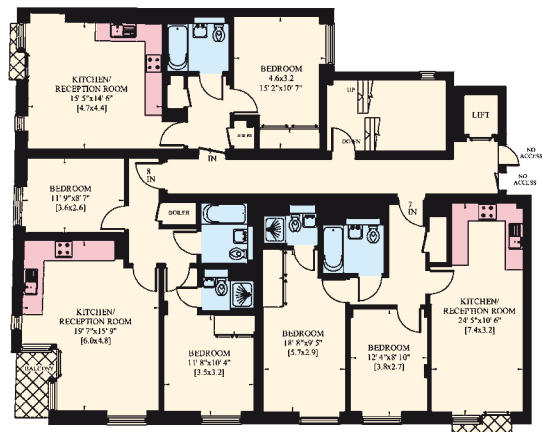
FOURTH FLOOR



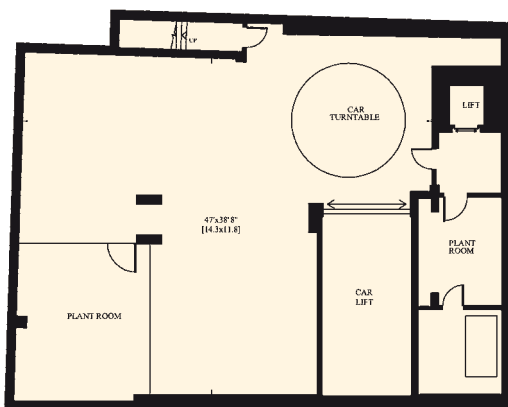
FIFTH FLOOR



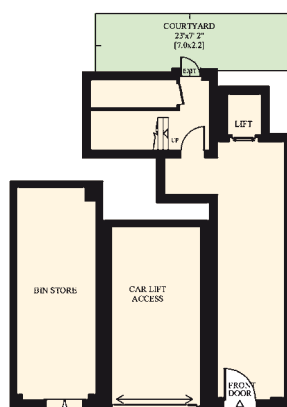
SECOND FLOOR



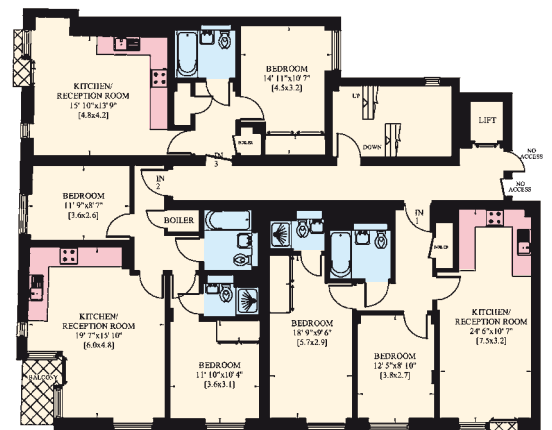
THIRD FLOOR



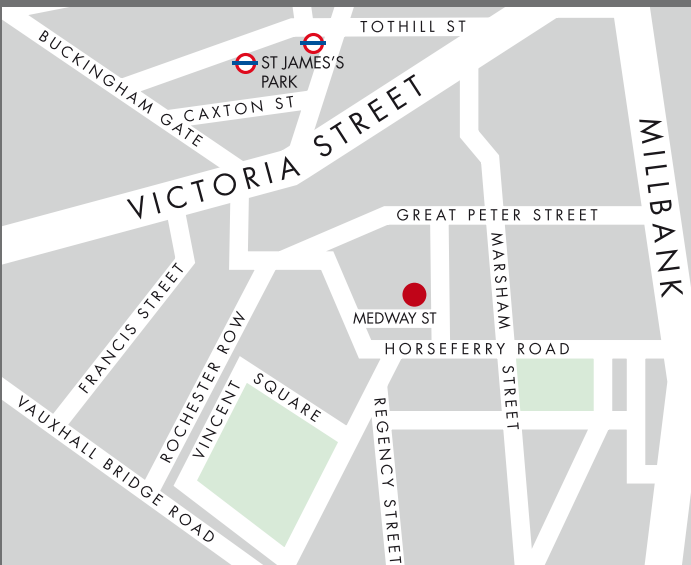
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



www.residentialland.com

IMPORTANT NOTICE We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. 231530

Photography and Brochure by [thecapitalgroup](#) Tel: 020-8671 5448