



**LUKE HOUSE, 3 ABBEY ORCHARD STREET, SW1P**  
£1,095 per week\*

**Carter Jonas**

# LUKE HOUSE, 3 ABBEY ORCHARD STREET, SW1P

A two-bedroom apartment of approximately 957 square feet.

Situated on the fifth floor of this purpose-built block with a lift centrally located in Westminster and within walking distance of the River Thames, Houses of Parliament and Westminster Abbey. The building has a dedicated building manager, secure underground parking, wifi and a laundry room.

Westminster lies on the north bank of the River Thames. It has its own University and shopping street alongside a substantial residential element which is home to many Members of Parliament, political journalists and students. Its core encompasses the famous Historic landmarks of the Houses of Parliament and Westminster Abbey and has been the seat of the Government of England for almost a thousand years. A more recent landmark and tourist attraction is the London Eye from where fantastic views of the City can be seen.

Nearest Tube: St James's Park / Victoria

AST

The deposit will be £5,475 at a rental value of £1,095 (asking price).

Holding deposit = 1 weeks rent of £1,092

Deposit is 5 weeks rent (£1,095 pw = £5,475 deposit)

- Long Let
- Furnished
- 2 Bedrooms
- 1 Reception
- 1 Kitchen
- 2 Bathrooms
- EPC = D
- Council Tax Band = G
- Communal heating and hot water
- Mains electric

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      | 72        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



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Classification L2 - Business Data

## IMPORTANT INFORMATION

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