



**LUKE HOUSE, 3 ABBEY ORCHARD STREET, SW1P**  
£590 per week\*

**Carter Jonas**



# LUKE HOUSE, 3 ABBEY ORCHARD STREET, SW1P

A one-bedroom apartment of approximately 487 square feet.

Situated on the sixth 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 £2,950 at a rental value of £590 asking price)

Holding deposit = 1 week's rent of £590

Deposit is 5 weeks rent (£590 pw = £2,950 deposit)

- Long Let, minimum term 6 weeks
- Council Tax Band = E
- Furnished
- 1 Bedroom
- 1 Reception
- 1 Kitchen
- 1 Bathroom
- EPC = D
- Community scheme heating and hot water
- Copper broadband coverage available

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Flat 14, Luke House 3 Abbey Orchard Street London, SW1 2JJ	Approx Gross Internal Area* 523 Sq Ft - 48.59 Sq M
Sixth Floor	
* As Defined by RICS - Code of Measuring Practice	

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 INTERNATIONAL REAL ESTATE  
 Classification L2 - Business Data

## IMPORTANT INFORMATION

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