

## Luke House, Abbey Orchard Street, London, SW1P



### Price £1,050 pw

This large,(89 sq. meter) bright and spacious two bedroom apartment is on the seventh (Top) floor and is located in the heart of Victoria and close to St. James Park.

The apartment has a large bright bedroom with a spacious reception area, plenty of storage space, fully fitted kitchen and 2 modern bathrooms. The apartment comes with free wifi and is set up for a Sky subscription.

Luke House offers an excellent variety of 30 newly refurbished studio, one and two bedroom apartments, situated on the upper floors of this purpose built development building, offering flexible accommodation to suit all requirements. The building has a dedicated building manager, secure underground parking, wifi, laundry room and lift service.

Centrally located in Westminster, just off Victoria Street, Luke House is surrounded by shops, bars and restaurants, as well as giving easy access to the rest of the city. Residents of Luke House have easy access to some of the capital's best known historic sights – including Buckingham Palace, the Houses of Parliament and Westminster Abbey. It is a 5 minute walk to St James's Park tube station (District line) and to Victoria tube and train station (Victoria line & Gatwick Express).

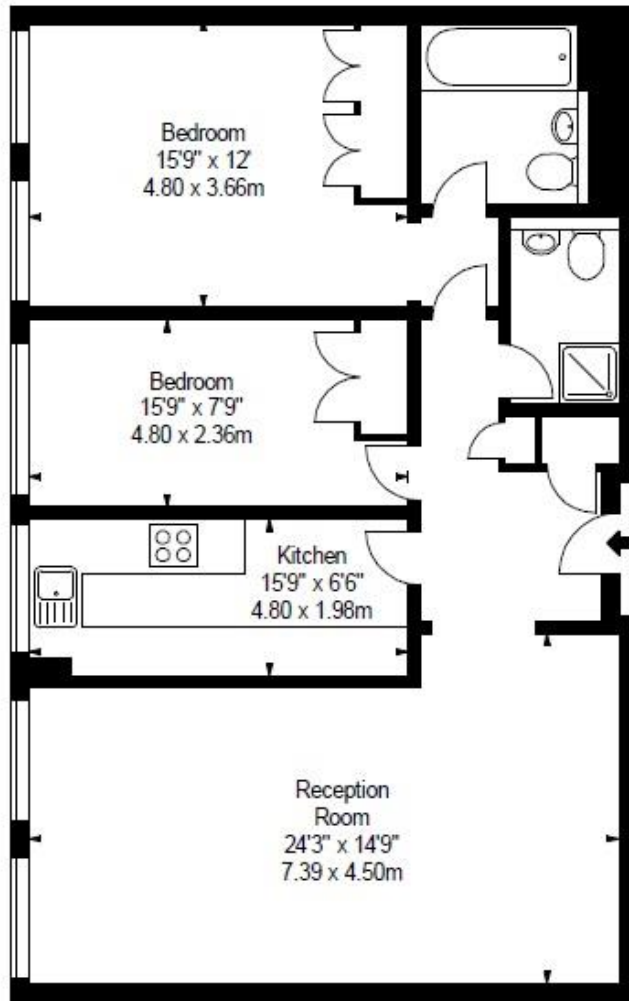
- . 5min walk to Big Ben
- . Newly redecorated
- . Amazing views
- . Flexible rental terms

## This property benefits from:

- Apartment
- 2 Bedrooms
- 2 Bathrooms
- Reception Room
- Kitchen
- Lift







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		58	60
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	52
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Oudini Estates Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.