



K

KNIGHTSBRIDGE

INTERNATIONAL REAL ESTATE



## Marsham Street, Westminster £1,750,000

- Prestigious Westminster Gardens Development
- Spacious 1,347 sq ft two-bedroom apartment
- Bright reception room with large windows
- Modern kitchen with ample storage
- Master bedroom with en suite and dressing room
- Versatile second bedroom or office
- 24-hour concierge service
- Private residents' roof terrace





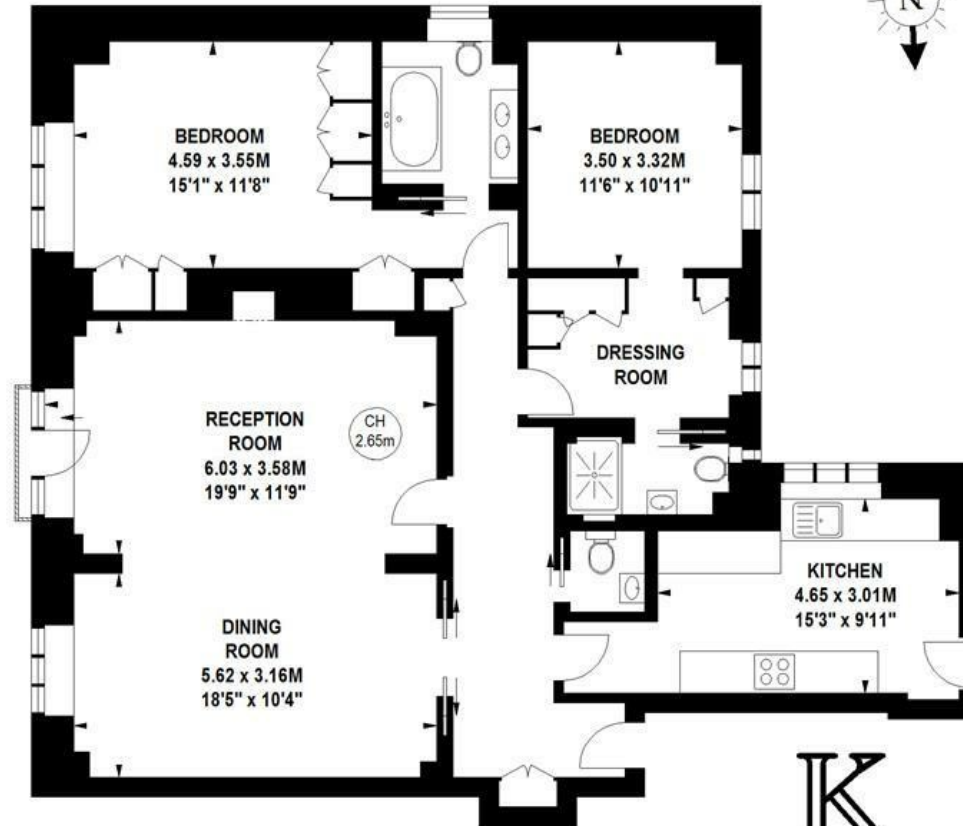
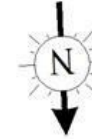
**KNIGHTSBRIDGE**  
INTERNATIONAL REAL ESTATE

# Westminster Gardens, SW1P

Approximate gross internal area

125.14 sq m / 1347 sq ft

Key :  
CH - Ceiling Height



KNIGHTSBRIDGE  
INTERNSTIONAL REAL ESTATE

## Fifth Floor

This floor plan is a representation for guidance purposes only, not for valuation.  
Any figure is approximate and must not be relied on as a statement of fact.  
Copyright of Wyatt Dixon Homes



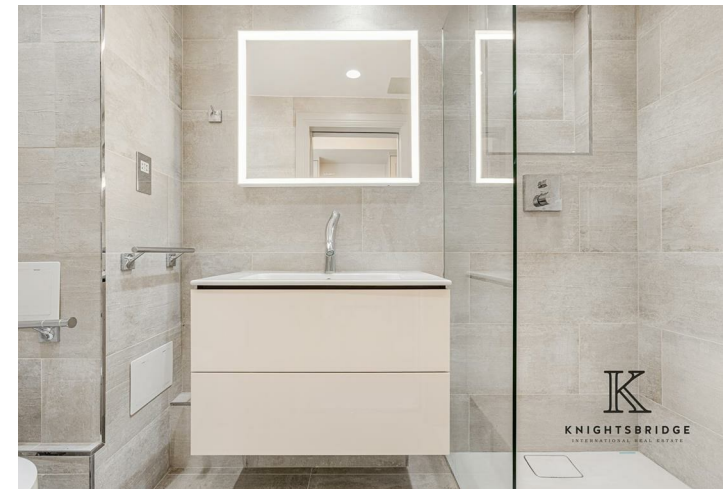
Located on the fifth floor of the prestigious Westminster Gardens, this beautifully presented two-bedroom apartment offers refined living in the heart of one of London's most iconic neighborhoods. With 1,347 sq ft of internal space, the property combines modern convenience with the timeless charm of an established building, offering the perfect setting for both comfortable everyday living and stylish entertaining.

Upon entering the apartment, you are greeted by a welcoming hallway that leads to a spacious reception room, filled with natural light from expansive windows. Adjacent to the reception area is a large dining room. The separate kitchen is well-appointed with modern appliances and offers abundant storage and counter space.

The master bedroom serves as a luxurious retreat, featuring a generous layout, a built-in dressing room, and an en suite bathroom with a walk-in shower. The second bedroom, also generously proportioned, is versatile and can serve as a guest room or home office, with access to a contemporary second bathroom. The property boasts additional benefits such as a spacious dressing room and ample storage throughout, with large windows enhancing the airy and light-filled ambiance.

Residents of Westminster Gardens enjoy excellent amenities, including a 24-hour concierge service, impeccably maintained communal areas, and a private residents' roof terrace. Its prime location provides easy access to Westminster and St James's Park underground stations, and it is within close proximity to both Victoria and Waterloo mainline stations, ensuring seamless connectivity across London.

Situated within walking distance of renowned landmarks such as the River Thames, the Houses of Parliament, and an array of restaurants and shops, this exceptional apartment offers the best of city living in the prestigious Westminster area.





# KNIGHTSBRIDGE

INTERNATIONAL REAL ESTATE



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	