

## St Johns Marsham Street Westminster, London, SW1P 4SB

A bright and spacious 2 double bedroom, 2 bathroom (1 en-suite) apartment located on the 6th floor of this luxury development in the heart of Westminster. The property has high ceilings throughout providing large windows and a lovely dual aspect along both the gardens of St Johns Square and Horseferry Road. A unique benefit is the large windows in the modern integrated kitchen and additionally there is wood flooring and good storage. Residents enjoy a valet parking service, 24 hour concierge and access to an excellent residents gymnasium with Jacuzzi, Sauna and Treatment Rooms. Marsham Street is extremely well located to the transport links of St James's Park, Westminster and Victoria which are all within walking distance. The surrounding area also offers a variety of retail stores, the Cardinal Place Shopping Centre and an abundance of amenities including a Sainsburys and Tesco Local, a Little Waitrose, a Curzon Cinema and following on from the extensive regeneration of Victoria street a selection of many new restaurants to compliment the selection of existing ones.

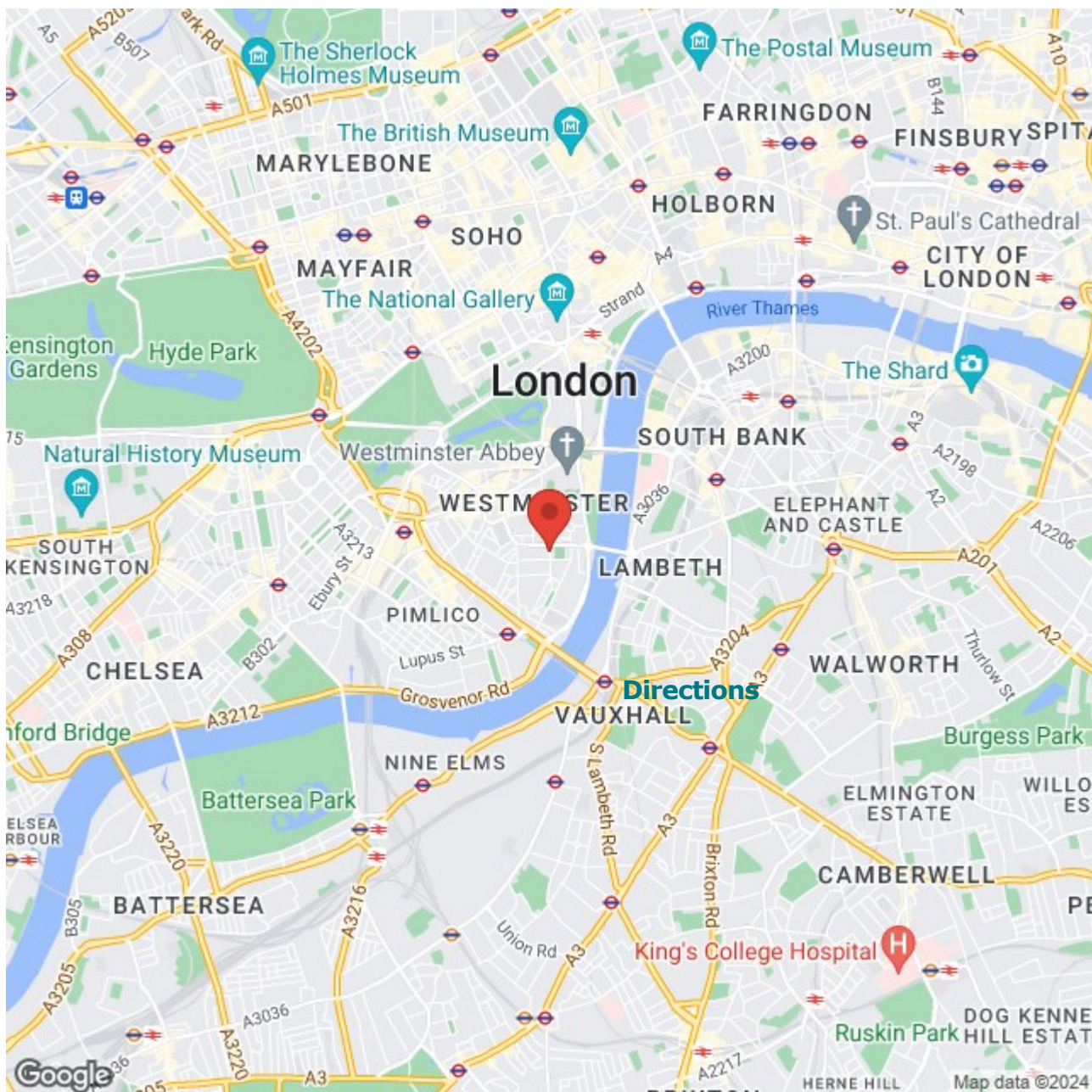
£1,100,000

# St Johns Marsham Street

Westminster, London, SW1P 4SB



- 2 Double bedrooms
- Reception / Dining Room
- 24 Hour concierge
- 988 years remaining
- Ensuite bathroom
- Modern kitchen
- Underground parking space
- 2nd Shower room
- Residents leisure facilities
- Close to Pimlico and St James Park tubes





# Floor Plan

**J James**  
OF WESTMINSTER

0203 488 4439  
07524 503439  
james@jamesofwestminster.co.uk  
www.jamesofwestminster.co.uk

St Johns Building  
Marsham Street  
Westminster  
SW1P 4SA



**APPROXIMATE GROSS INTERNAL AREA**  
703 SQ FT / 65.34 SQ M

The plan has been drawn for an average sized column, approximate sizes.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(82 plus) A	Very energy efficient - lower running costs			(81-91) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(61-81) B				(69-80) B			
(39-60) C				(55-68) C			
(15-38) D				(39-54) D			
(9-14) E				(21-38) E			
(1-8) F				(11-20) F			
(1-2) G	Not energy efficient - higher running costs			(1-10) G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	