



Westminster Gardens
Marsham Street, SW1P

CHESTERTONS






A wonderful laterally spacious flat on the 3rd floor of a splendid, Art Deco, apartment block in the heart of Westminster. The property comprises double reception and balcony, modern kitchen, two double bedrooms and occasional spare room/study, 2 ensuite/family bathrooms, large entrance hall, off streets parking at street level and access to an attractive communal roof garden with views of famous London landmarks. Further benefits include 24/7 concierge and share of freehold.

Westminster Gardens is situated on Marsham Street within proximity to the River Thames, Tate Britain and the amenities of Victoria Street. Nearby transportation links include Pimlico Underground Station (Victoria line), St. James's Park Underground Station (Circle and District lines), Westminster Underground Station (Circle, District and Jubilee lines), Victoria Underground Station (Circle, District and Victoria lines), London Victoria Station (Gatwick Express, Southeastern and Southern services) and Victoria Coach Station.

- Laterally spacious Mansion Block Apartment
- Three Bedrooms and Two Bathrooms
- Spacious Reception Room with Private Balcony
- Separate Modern Kitchen
- 24 Hour Porters and Lift Access
- Stunning Communal Roof Terrace with Far

Asking Price £1,215,000

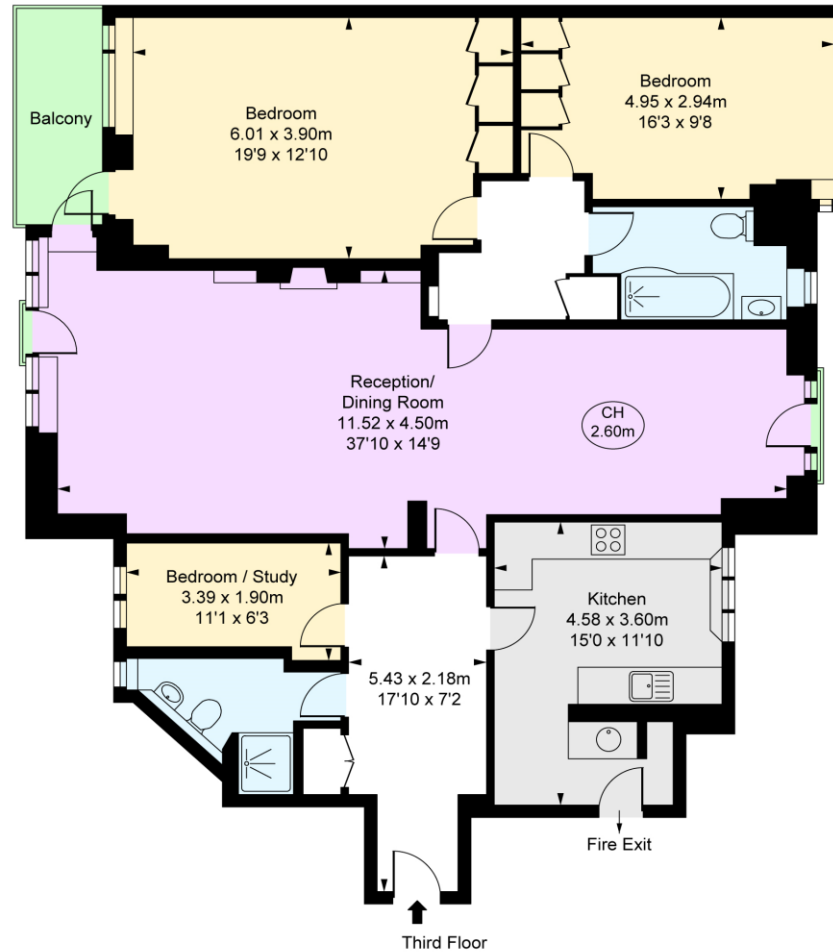
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		68	
(49-54) E			
(37-48) F			
(1-10) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold (lease expires 24/03/2989)
Service Charge: £15,188 p.a.(Approx. incl reserve fund)
Ground Rent: No Ground Rent
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road
 London
 SW1V 1DZ
 westminster@chestertons.co.uk
 020 3040 8201
 chestertons.co.uk

Westminster Gardens,
Marshall Street, SW1P
Approximate Gross Internal Area
132.94 sq m / 1,431 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable