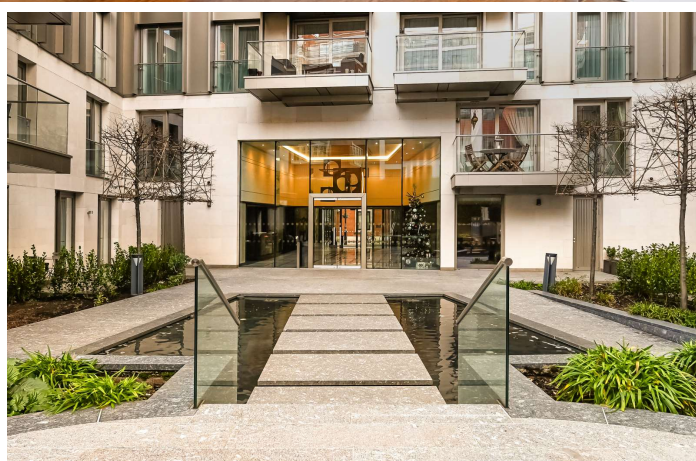




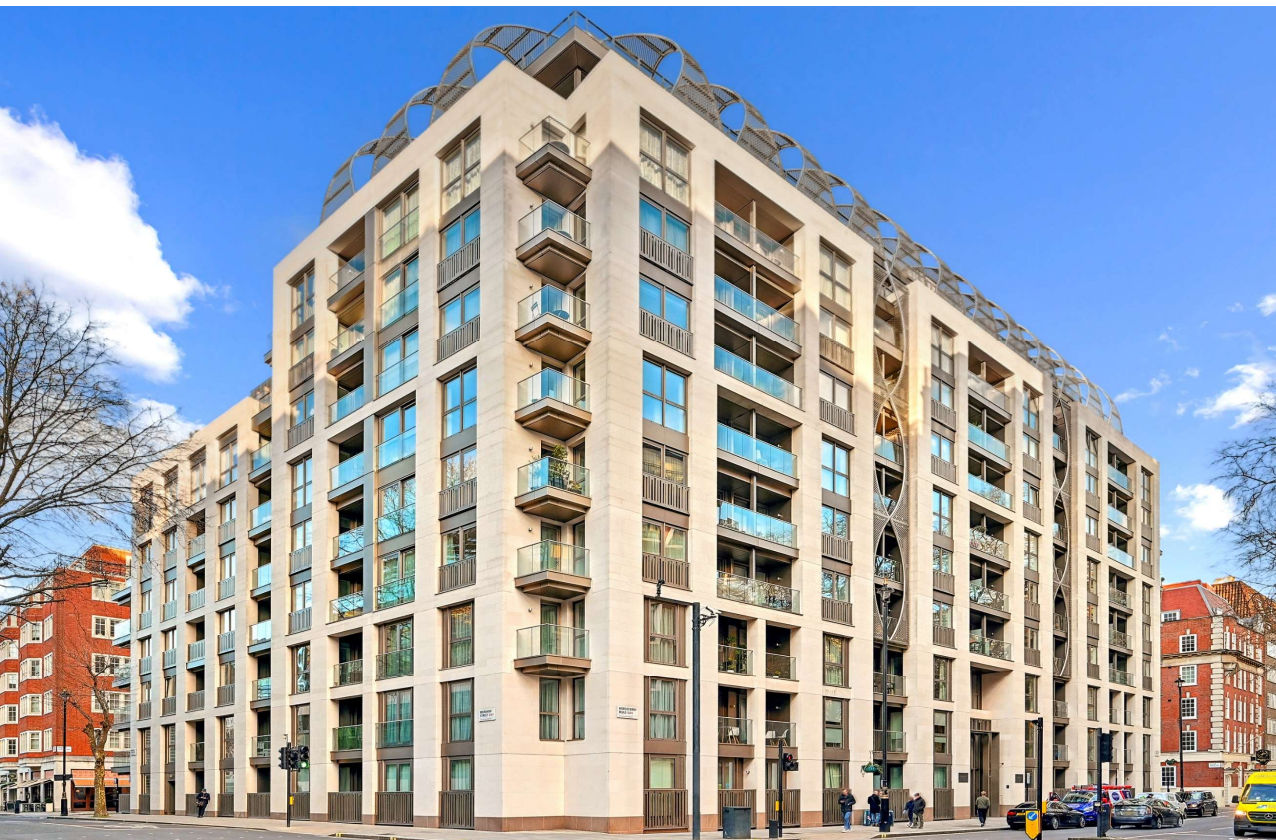
Horseferry Road  
London, SW1P

CHESTERTONS









The Courthouse is a striking modern development built on the historic site of Westminster Magistrates Court. This dual aspect apartment offers approximately 1,464 square feet of versatile living space. The property boasts a spacious entrance hall, an open-plan kitchen-reception room, three double bedrooms with three bathrooms. The apartment is equipped with comfort cooling, central heating, hot water, concierge services, and access to a resident's fitness suite.

Residents of The Courthouse enjoy the convenience of nearby transportation links. Pimlico Underground Station (Victoria line) is just 0.5 miles away, St James's Park Underground Station (Circle and District lines) is 0.5 miles away, and Westminster Underground Station (Circle, District, and Jubilee lines) is 0.6 miles away.

The Courthouse offers a luxurious and well-connected lifestyle with its stunning design, modern amenities, and prime location.

- Modern development on the historic site of Westminster Magistrates Court
- Spacious 1,464 square foot dual-aspect apartment
- Open-plan kitchen-reception room
- Three double bedrooms with three bathrooms
- Modern amenities: comfort cooling, central heating, hot water, concierge, and fitness suite

Asking Price £2,100,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(40-54)		
F	(27-39)		
G	(1-26)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Tenure:** Share of Freehold 999 years from 25 March 2014

**Service Charge:** £12,600 per annum

**Ground Rent:** £1,250 per annum

**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

The Courthouse,  
Horseferry Road, SW1P  
Approximate Gross Internal Area  
135.97 sq m / 1,464 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.  
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