

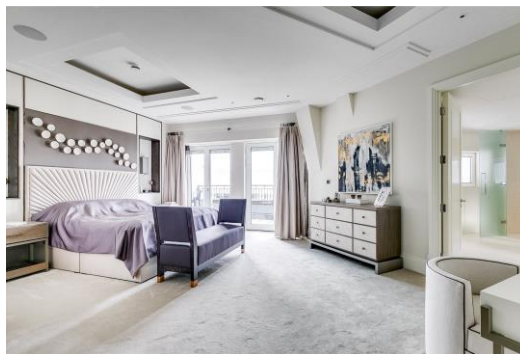
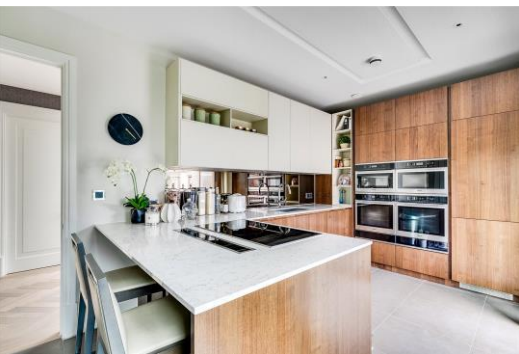


Drake House

76 Marsham Street, SW1P

£5,250,000 Asking Price

A sensational fifth and sixth floor apartment (with lift) situated in the heart of Westminster within a recently completed high end development spanning over 2800sqft of living accommodation. Finished to an exacting standard and specification.



Drake House

76 Marsham Street, SW1P

- Luxury New Development
- Over 2800sqft Of Living Space
- Outside Space
- Two Secure Underground Parking Spaces
- 24 Hour Concierge



A truly spectacular split level penthouse apartment set in a luxury new development in Westminster. The accommodation is finished to the highest standard with flexible living accommodation to include two/four double bedrooms (two are currently used as a spacious office and cinema room). The master suite gives access to a private terrace as well as having a dressing area and large en-suite. Separate kitchen, open plan dining and reception room with access to a balcony and utility room. An additional benefit are the two secure parking spaces and 24 Hour Concierge. Drake House is located in the heart of Westminster, conveniently located for the many amenities of Horseferry Road and Victoria Street. The nearest transport facilities are St James Park (Circle and District lines) Westminster (Jubilee, Circle and District lines) and Victoria station (Gatwick Express, Victoria, District, Circle lines and British Rail mainline). Parliament Square. St. James's Park and Buckingham Palace are all within walking distance (0.6 miles).

Tenure: Leasehold

Service Charge: Please contact office for details.

Ground Rent: Please contact office for details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Westminster & Pimlico Sales

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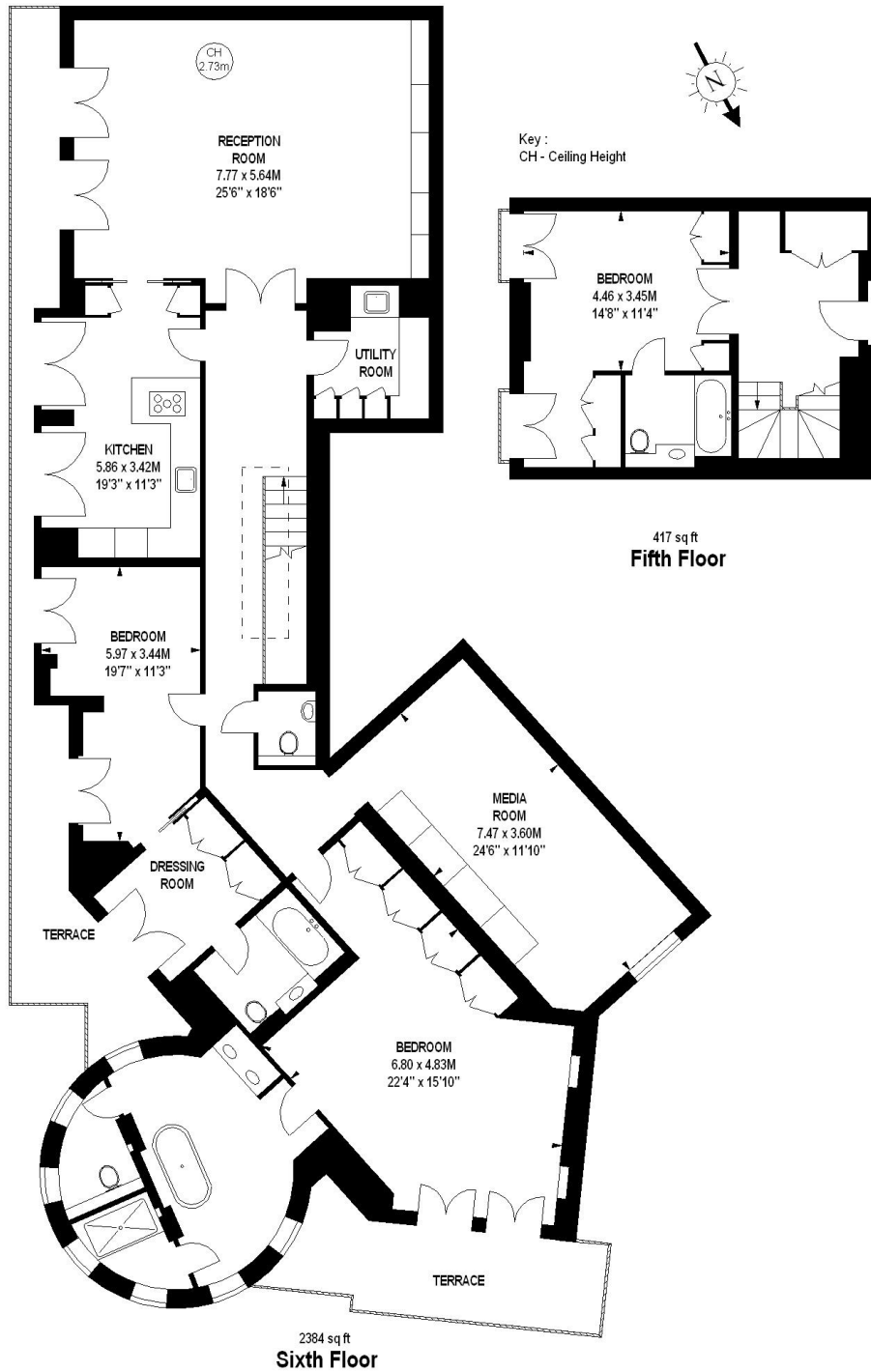
020 3040 8201

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Drake House, SW1P

Approximate gross internal area

260.21 sq m / 2801 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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