



Marsham Street, SW1P | Asking Price £1,200,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, London

A stunning three-bedroom apartment, where the highlight is the expansive dual-aspect reception room that fills the space with natural light and opens onto the building's largest private balcony, which extends the full length of the flat, offering an ideal setting for outdoor dining or entertaining.

Inside, the apartment features a sleek, fully integrated kitchen with solid granite worktops, perfect for the modern cook. The large master bedroom offers a luxurious walk-in wardrobe, accompanied by a spacious double and a further bedroom (both rooms currently used as studies), a contemporary bathroom suite, and a convenient guest WC which has the potential to be converted into a shower room (permissions and inspection required).

Located on Marsham Street, within Parliament's Division Bell, this home is part of a well-maintained building with charming 24-hour porters, and benefitting from communal heating and hot water.

With fantastic local amenities and excellent transport links to the City and West End, this beautifully presented flat offers city living at its best.





# Marsham Street, London

**Asking Price:**  
£1,200,000 subject to contract.


**Tenure:**  
Leasehold - Share of Freehold

**Local Authority:**  
Westminster City

**Council Tax Band:**  
F

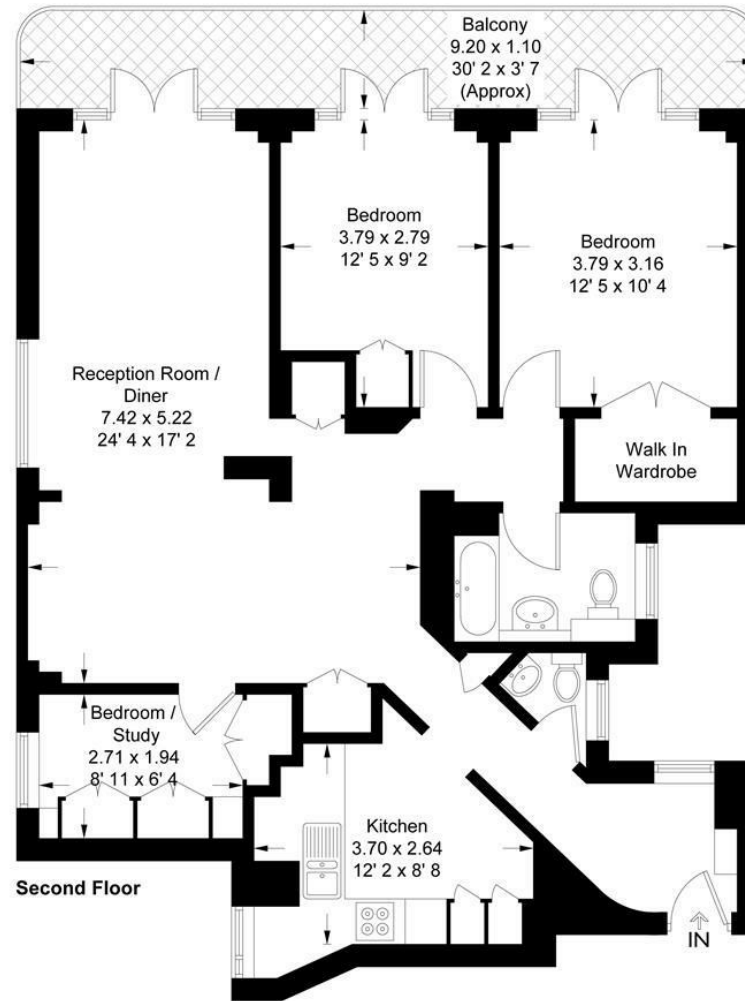
**Approximate Gross Internal Area:**  
962.00 sq ft

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Marsham Court

Approximate Gross Internal Area = 962 sq ft / 89.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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