



Marsham Street, SW1P | Asking Price £850,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS



# Marsham Street, Westminster

A beautifully presented two bed, two bath apartment situated on the ground floor of a 24 hour portered block.

## ACCOMODATION

This fantastic property comprises; spacious open-plan kitchen reception room, two double bedrooms with an en-suite shower room in the principle, and further bathroom. The apartment benefits from wood flooring and ample storage throughout. Block benefits include 24 hour porters, communal heating and hot water and secure video entry.

## LOCATION

Marsham Court is close to the junction of Horseferry Road. The property benefits from excellent local transport links with Pimlico underground station (Victoria Line) located a short distance to the west which provides a regular service into London Victoria, and Westminster (Jubilee Line) and St James Park (Circle & District Line) provide more options. Furthermore, numerous bus routes pass along Marsham Street and Horseferry Road, providing regular services around Central London.

## COUNCIL TAX

Band F (Westminster Council)







# Marsham Street, Westminster

null

Asking Price: £850,000

Furnishing: null

Available From:

Local Authority: Westminster City Council

Council Tax Band: F

Approximate Gross Internal Area:  
712.00 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77

England & Wales

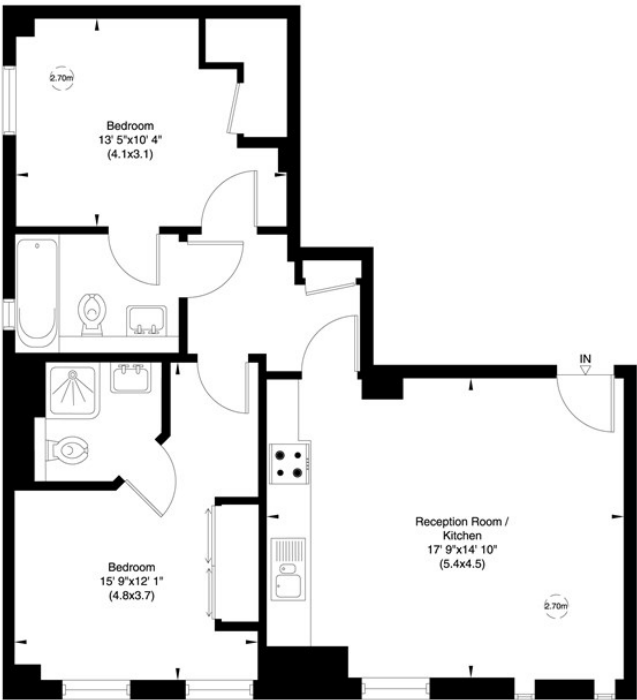
EU Directive  
2002/91/EC

## Marsham Court, Marsham Street, SW1

Gross internal area (approx.)  
66 Sq m (712 Sq ft)  
For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. 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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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