



Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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£1,795,000 Leasehold

Immaculate and beautifully presented 2 bedroom apartment available for sale in this sought after development located in the heart of Westminster. This stunning apartment offers high ceilings with an open plan reception room with a smart integrated kitchen with Miele appliances, the master bedroom has a luxury en-suite bathroom and fitted wardrobes, further double bedroom with fitted storage and guest bathroom. Residents benefit from a grand entrance lobby with a 24 hour concierge and this apartment benefits from one secure underground parking space. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey, Buckingham Palace and the Tate Gallery. The transport links of St James's Park, Westminster and Victoria are all within walking distance. The neighbouring area offers fantastic shopping services of Regents Street, Oxford Street, Mayfair and Knightsbridge. In the immediate region there is an extensive choice of amenities, restaurants and cafes

EPC Rating B (84)

Long Leasehold: 994 Years Remaining

Service Charges: £8000 per annum (Including Heating and Hot Water)

Ground Rent: £1250 Per Annum

Council Tax Band F (London Borough of Westminster)

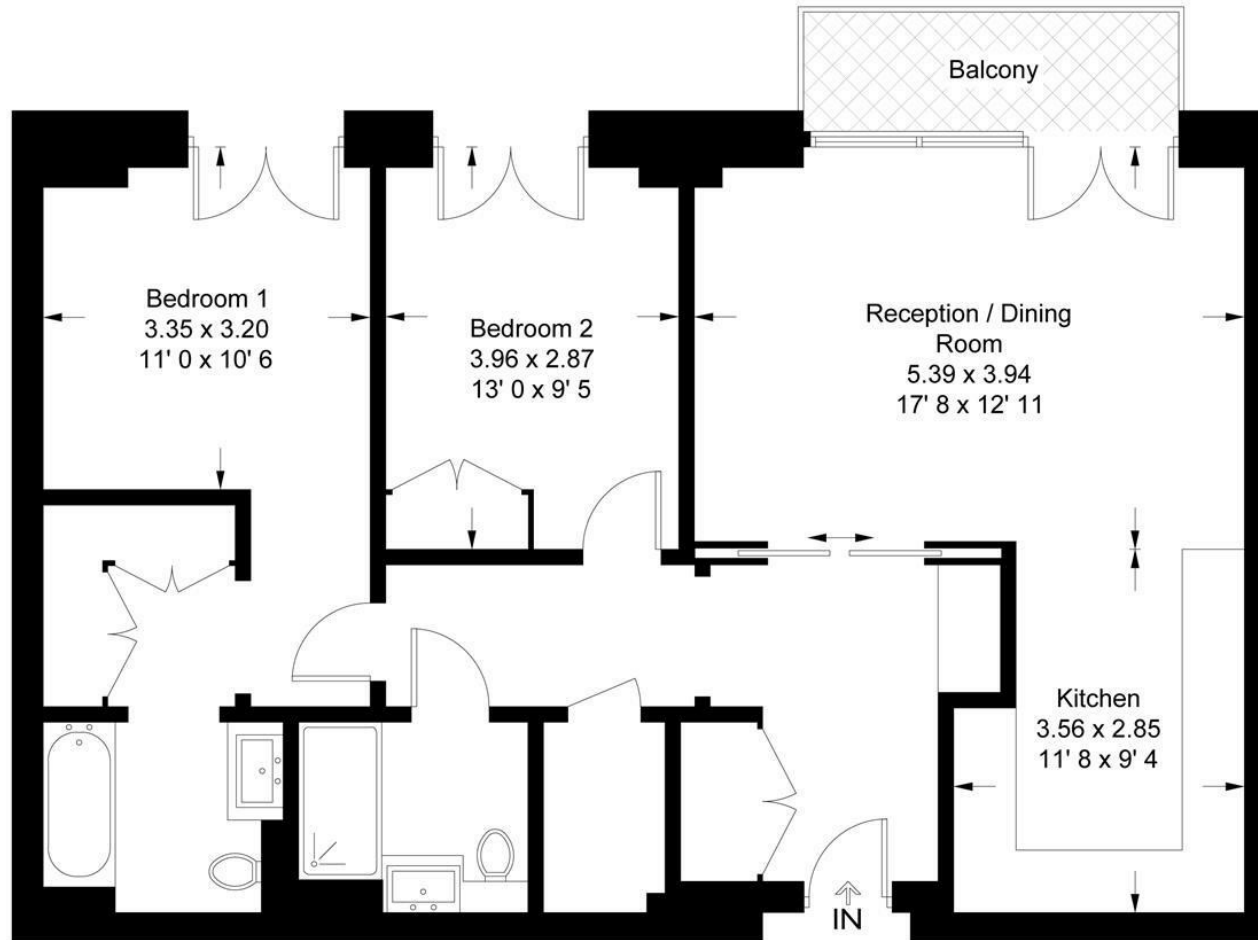
- 928 sq.ft (86.2sq.m)
- 3rd Floor (Lift)
- 2 Bedroom Apartment
- Open Plan Reception Room
- Kitchen with Miele Integrated Appliances
- 2 Luxury Bathrooms (1 En-Suite)
- Sold With Vacant Possession
- 24 Hour Concierge & Secure Underground Parking
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James's Park, Westminster and Victoria Station



EPC certificate available on request.

Drake House

Approximate Gross Internal Area = 928 sq ft / 86.2 sq m



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

