



70 Horseferry Road, Westminster
London SW1P

GARTON JONES.COM



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£1,395,000 Leasehold

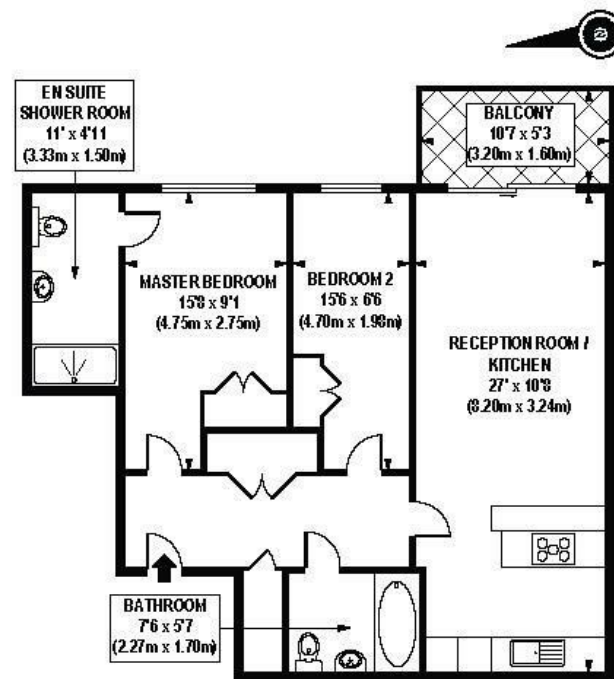
A well presented 2 bedroom apartment available for sale in this smart modern development in the heart of Westminster moments from the River Thames. The property can be sold with vacant possession but does currently have a tenancy in place if that is more attractive for an investor to inherit this. The living accommodation comprises an open plan fully fitted kitchen with Miele integrated appliances, reception room with direct access to a private balcony, 2 double bedrooms with fitted wardrobes and an en-suite to the master bedroom and a further luxury guest bathroom. Residents will benefit from an array of amenities including a 24 hour concierge, a fully equipped fitness suite and access to an attractive landscaped courtyard garden with water feature. The Courthouse is surrounded by an array of iconic London landmarks which include Big Ben, the Houses of Parliament and the Tate Gallery. A number of hotels, eateries and retail shops are very close by such as The Goring, St Ermins', The Ivy Victoria, Timmy Green, Aster and Flight Club. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away as well as a selection of bus services to The City and The West End. Garton Jones are located next to the development so are readily available for viewings. There is an EWS1 certificate in place which is available upon request.

EPC Rating B (85)
Long Leasehold: 999 Years from 2014 (Expires 3013)
Service Charges: £5800 Per Annum
Ground Rent: approx. £1000 per annum
Council Tax Band F (London Borough of Westminster)

- 2 Bedroom Apartment
- 741 Sq Ft / 68.82 Sq M
- Open Plan Reception Room
- Contemporary Kitchen with High End Miele Integrated Appliances
- 2 Luxury Bathrooms (1 En-Suite)
- Balcony
- 24 Hour Concierge
- Residents Gym
- Close to Shops, Bars & Restaurants
- Walking Distance to St James's Park, Westminster & Victoria Transport Links



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 741 sq. ft / 68.82 sq. m

