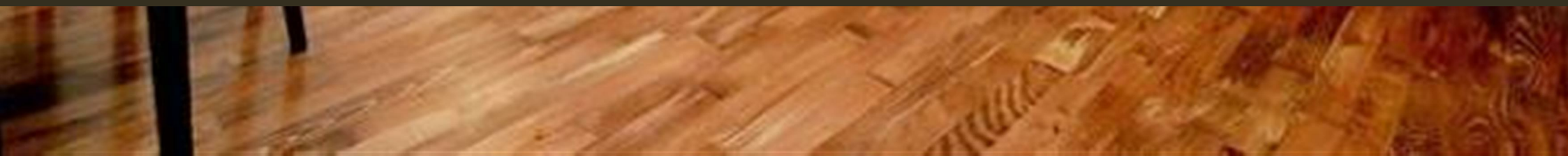




79 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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## £1,000,000 Leasehold

An extremely spacious apartment measuring at 1134 square feet located on the ground floor of this luxury development in the heart of Westminster. The apartment is extremely spacious and has superb high ceilings throughout. Accommodation comprises of an impressive entrance hall leading to a separate modern integrated kitchen, large reception room with dining area, two double bedrooms both with ample fitted wardrobes, the master bedroom benefits from an en-suite bathroom and a good size guest shower room. Residents of St Johns Building will benefit from the use of a 24 hour concierge, leisure suite with gymnasium, plunge pool, sauna and beauty treatment rooms and secure underground valet parking. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace as well as the Tate Gallery and Chelsea College of Arts. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away as well a selection of bus services to The City and The West End. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and cafes. Garton Jones are located next to the development so are readily available for viewings.

EPC Rating C (72)

Long Leasehold : 975 Years Remaining

Service Charges: £10,000 per annum

Ground Rent: £125 per annum

Council Tax Band H (London Borough of Westminster)

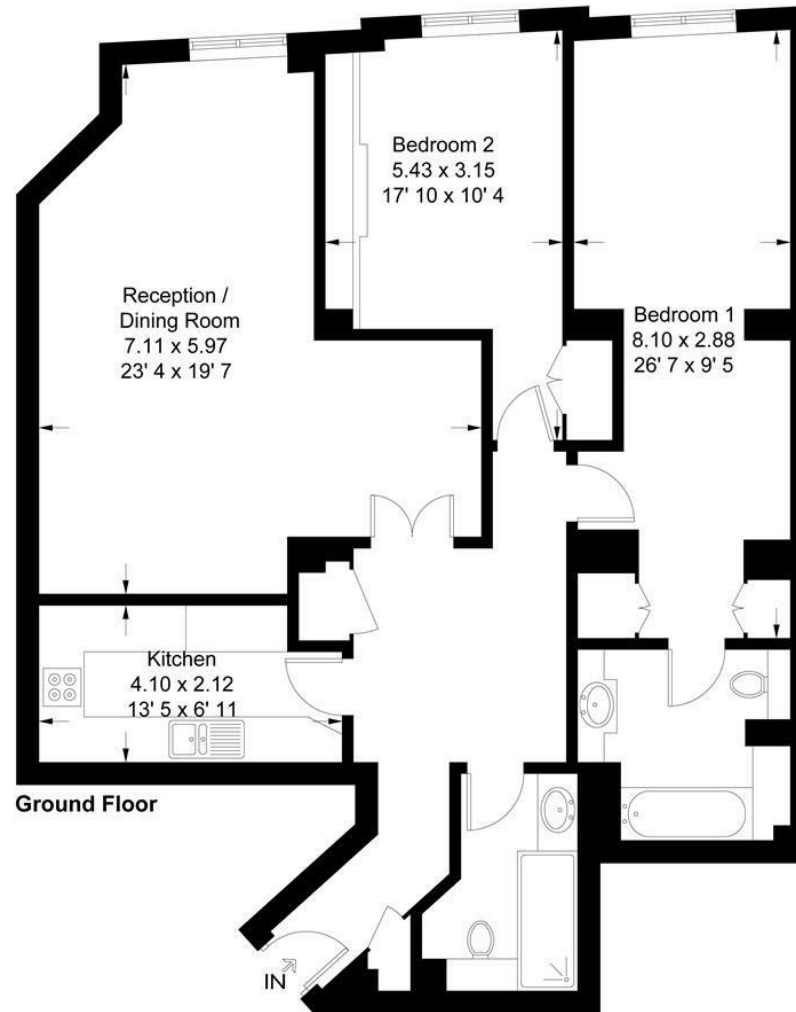
- 2 Bedroom Apartment
- 1134 Square Feet
- Reception Room
- Modern Integrated Kitchen
- 2 Bathrooms (En-Suite)
- High Ceilings
- Secure Underground Valet Parking Space
- 24 Hour Porter
- Residents Only Leisure Suite With Gymnasium, Wave Pool And Treatment Rooms
- Moments From Excellent Transport Links And Local Amenities



EPC certificate available on request.

**St. Johns Building**

Approximate Gross Internal Area = 1135 sq ft / 105.4 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

