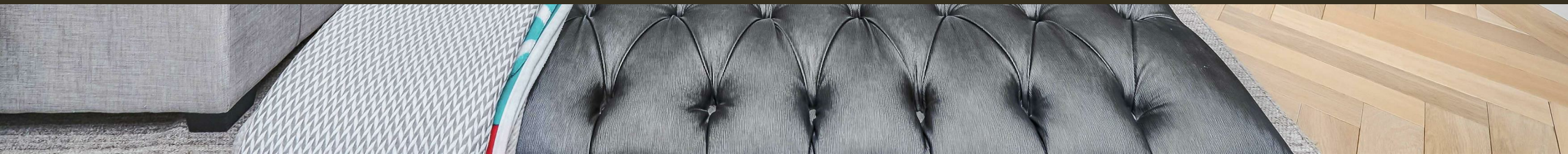




76 Marsham Street, Westminster
London SW1P

GARTONJONES.COM



76 Marsham Street, Westminster
London, SW1P

GARTON JONES.COM

49 Marsham Street
London
SW1P 3DP

Sales +44 (0) 20 7340 0480
westminster@gartonjones.c
www.gartonjones.com

£4,350,000 Leasehold

We are pleased to offer for this sale this sophisticated 3 bedroom penthouse apartment located in this extremely sought after development in the heart of Westminster. This duplex apartment split over the 5th and 6th floor and measures at 2334 Square Feet (216.7 Sq M) with 3 terraces offering rooftop views and includes secure underground parking. Entering the property on the 5th floor is the third well apportioned bedroom with en-suite bathroom and utility room. Upstairs to the 6th floor is a magnificent open plan contemporary kitchen, a dual aspect dining room and reception room with access to both terrace, the master bedroom has a luxury en-suite bathroom with a generous walk in wardrobe area and a further guest bedroom with ensuite bathroom. The apartment benefits from Control4 home automated system which provides climate control for the comfort cooling and underfloor heating system. Residents of Drake House enter via a grand entrance lobby with a full 24 hour concierge service. 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 Regent Street, Oxford Street, Mayfair and Knightsbridge. In the immediate region there is an extensive choice of amenities, restaurants and cafes. For culture lovers you are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances.

EPC Rating C (79)

Long Leasehold: Approx. 991 years (Expiring 3013)

Service Charges: £21,000 Per Annum

Ground Rent: £1600 Per Annum

Council Tax Band H (London Borough of Westminster)

- Stunning Bedroom Duplex Penthouse
- 2234 Sq Ft (216.7 Sq.M)
- 5th & 6th Floor (Lift)
- 3 Bedroom
- Contemporary Integrated Kitchen
- Living room/ Dining room
- 3 En-Suite Bathrooms & Separate WC
- 3 Terraces
- 24 Hour Concierge
- Secure Underground Parking

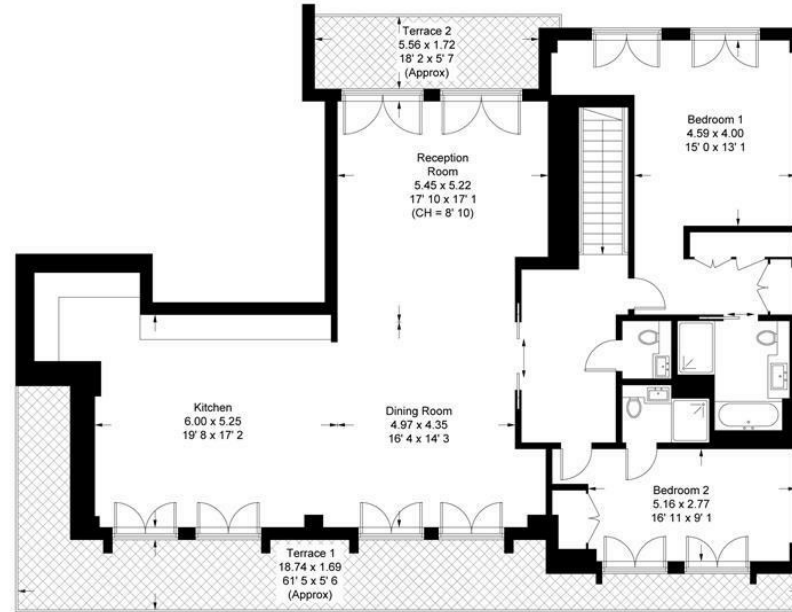


EPC certificate available on request.

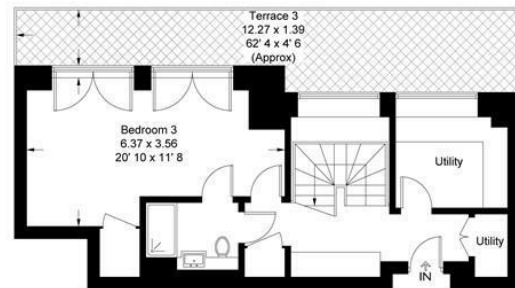
Drake House

Approximate Gross Internal Area = 2334 sq ft / 216.7 sq m

GARTON JONES
LONDON



Sixth Floor
1765 sq ft / 164 sq m



Fifth Floor
569 sq ft / 52.7 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.







