



47 Marsham Street, Westminster
London SW1P

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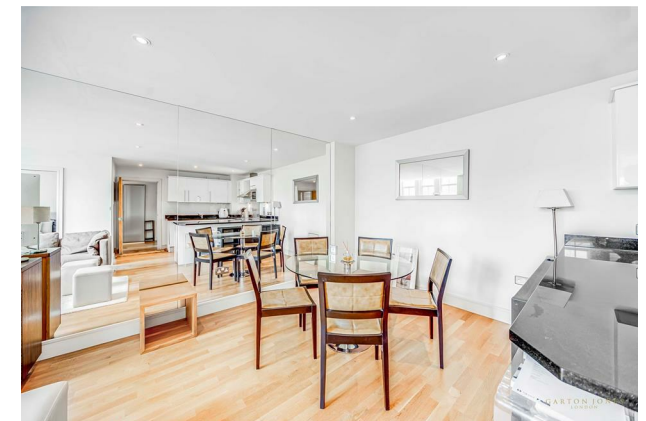
49 Marsham Street Sales +44 (0) 20 7340 0480
London westminster@gartonjones.com
SW1P 3DP www.gartonjones.com

£1,100,000 Leasehold

We are pleased offer for sale beautifully presented 3 bedroom apartment located in this popular development in Westminster close to the River Thames. The apartments offers lot of natural light throughout and is sold including all furniture, fixtures and fittings. The living space comprises of a reception room and an open plan integrated kitchen, there are two double bedrooms both benefitting from en-suite bathrooms (one is a Jack and Jill style) and a further 3rd bedroom which would also make a very practical office space. Residents of Romney House benefit from a 24 hour concierge and a gymnasium (*subject to opening hours & online booking*) and one secure underground parking space. Marsham Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities and restaurants such as Osteria dell'Angolo, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. Garton Jones are based on site so are readily available for viewings.

EPC Rating D (67)
Service Charges: £9008 Per Annum
Ground Rent: £225 Per Annum
Long Leasehold: 981 Years Remaining
Council Tax Band G (London Borough of Westminster)

- 3 Bedroom Apartment
- 2nd Floor (Lift)
- 1018 Square Feet
- Reception Room
- Open Plan Integrated Kitchen
- 2 Bathrooms (En-Suite)
- Sold With Vacant Possession, Including All Furniture & 1 Parking Space
- 24 Hour Concierge & Residents Gym
- Close To Local Shops & Restaurants
- Walking Distance To St James's Park, Westminster & Victoria Transport Links

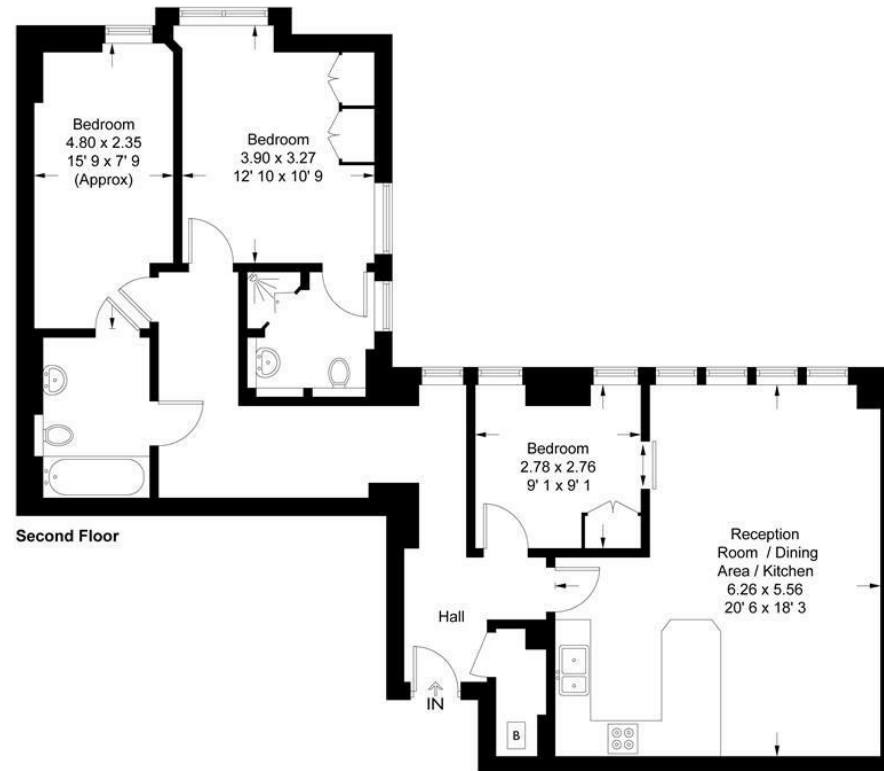


EPC certificate available on request.

Romney House

Approximate Gross Internal Area = 1006 sq ft / 93.5 sq m

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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.



