



47 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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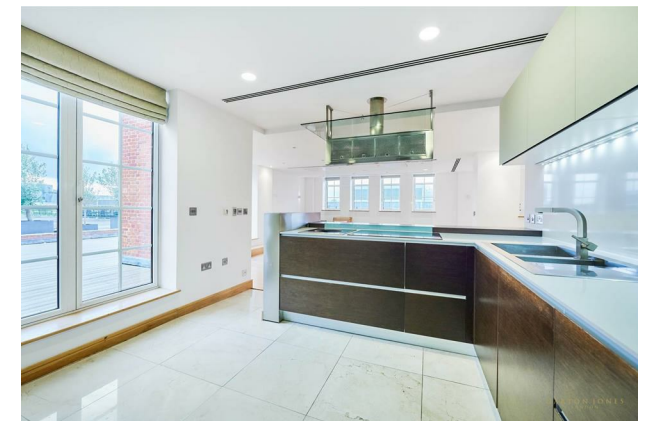
## £3,990,000 Leasehold

We are delighted to offer this truly unique sub penthouse apartment available for sale of approx. 2633 Square Feet (244.6 Sq.M) located on the 7th floor (with lift) of this popular development in the heart of Westminster. The accommodation comprises of bright reception room with access to wonderful terrace with views of the Houses of Parliament, Big Ben, Westminster Abbey and the London eye. There is a stylish integrated kitchen with dining room a large family kitchen with utility room and dining room, both leading onto a large roof terrace which spans over 4900 square feet with planning permission to convert into an outdoor kitchen area with pergola. The principal bedroom has a dressing room and a large en suite with two further double bedrooms, family bathroom and a separate shower room.

As a resident of Romney House you will also have the use of a 24 hour concierge and a well-equipped gymnasium (online booking required). The development is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and the River Thames. 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 property benefits from 6 secure underground parking spaces. Sold with vacant possession and Garton Jones are based on site so are readily available for viewings.

EPC Rating C (77)  
Council Tax Band H (London Borough of Westminster)  
Long Leasehold: 980 Years Remaining  
Ground Rent: £1,250 Per Annum  
Service Charges: £25,000 Per Annum

- Superb Sub Penthouse Apartment
- 7th Floor (Lift)
- 2633 Square Feet (244.6 Sq.M)
- Reception Room
- Smart Open Plan Integrated Kitchen and Dining Room
- 3 Bathrooms (2 En-Suite)
- Tremendous Roof Terrace That Spans Over 4900 Square Feet And Views Of Big Ben \* Planning Permission In Place
- 6 Secure Underground Parking Spaces
- 24 Hour Concierge and Residents Gymnasium
- Close to Local Amenities

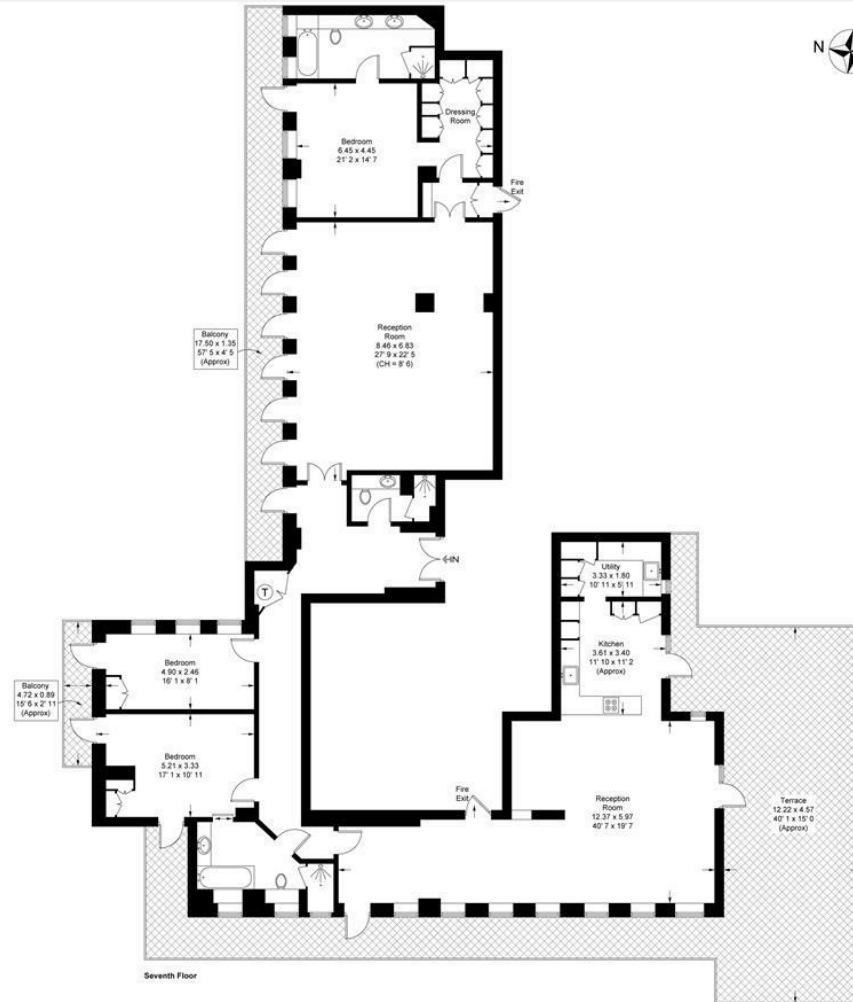


EPC certificate available on request.

**Romney House**

Approximate Gross Internal Area = 2633 sq ft / 244.6 sq m  
 Terrace = 1009 sq ft / 93.7 sq m  
 Balcony = 279 sq ft / 25.9 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.



