



70 Horseferry Road, Westminster
London SW1P

GARTON JONES.COM



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£3,850,000 Leasehold

A rare opportunity to acquire this exclusive off market property. We are pleased to present this naturally bright 3 bedroom apartment located on the 8th floor (lift) in this highly sought after development. The internal living space measures at approx. 1349 Square Feet (123.5 Sq.M). The accommodation comprises of an open plan fully integrated modern kitchen with central island, a bright and airy dual aspect reception room with access to a private terrace offering unparalleled views of Big Ben, the Houses of Parliament, London Sky Line, River Thames and St Johns Gardens. There are 3 good size double bedrooms with fitted wardrobes and the master bedroom benefits from a contemporary en-suite bathroom and a further guest bathroom. Additionally there are 2 secure underground parking spaces.

Residents 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. A number of hotels, eateries and retail shops are very close by such as The Goring, St Ermins' and The Ivy Victoria. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away as well as easy access to The City and The West End. There is an EWS1 certificate in place which is available upon request

EPC Rating B (84)

Service Charges: £9000 Per Annum

Ground Rent: £1500 Per Annum

Long Leasehold: 999 years from 2014 (Expires 3013)

Council Tax Band G (London Borough of Westminster)

- 3 Bedroom Apartment
- 1349 Square Feet (123.5 Sq.M)
- 8th Floor (Lift)
- Integrated Modern Kitchen
- Open Plan Reception Room
- Fantastic Views of Big Ben, Lambeth Bridge, The River Thames & St Johns Gardens
- 2 Luxury Bathrooms (1 En-Suite)
- Large Terrace and Further Balcony
- 24 Hour Concierge, Fully Equipped Gymnasium and Communal Garden With Water Feature and Secure Underground Parking
- Walking Distance to St James's Park, Westminster & Victoria Transport Links

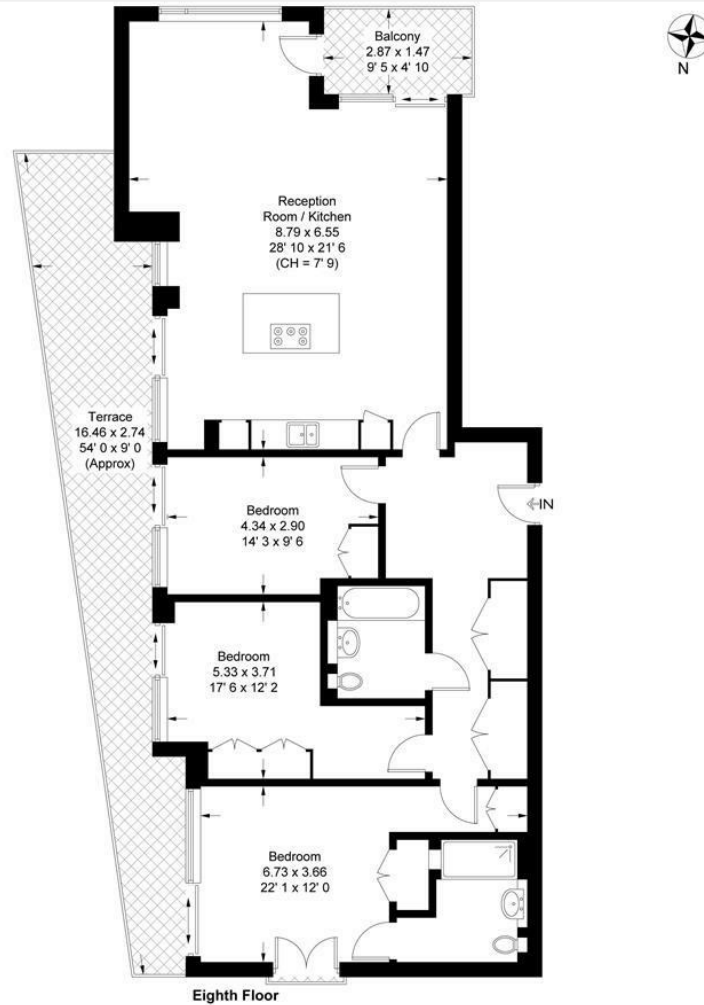


EPC certificate available on request.

The Courthouse

Approximate Gross Internal Area = 1349 sq ft / 125.3 sq m
 Balcony = 47 sq ft / 4.4 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.



