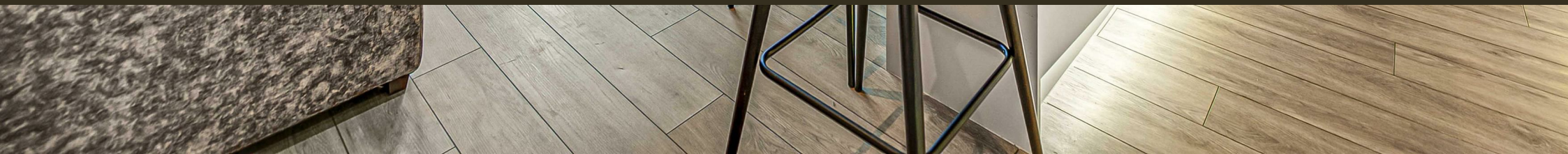




47 Marsham Street, Westminster  
London SW1P

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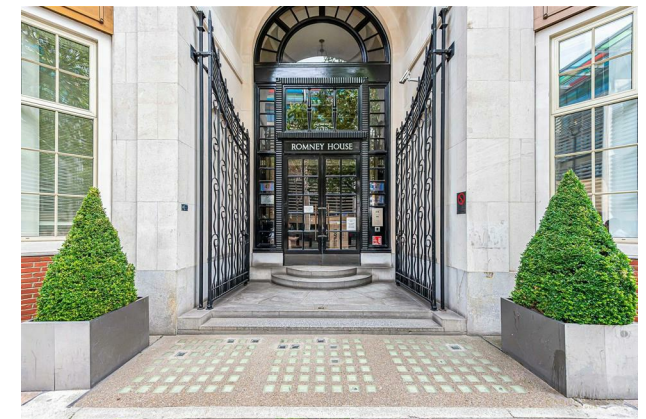
49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

## £1,200,000 Leasehold

We are pleased to offer for sale this beautifully presented, bright and spacious 3 bedroom apartment in a popular development in the heart of historic Westminster. The apartment is offered with vacant possession and is located on the 5th floor (with lift) access. The living space comprises of a reception room with an impressive open plan modern integrated kitchen with a stylish breakfast bar plus access to a small private balcony. There are 2 good size double bedrooms both with fitted wardrobes, a smaller 3rd bedroom which is currently configured as an office and 3 bathrooms (1 en-suite). Residents of Romney House benefit from a 24 hour concierge service and a newly refurbished and well-equipped gym (online booking access is required). Marsham Street is well located for access to the renowned local landmarks including the Houses of Parliament, Westminster Abbey and St James's Park. The immediate area has an abundance of restaurants such as The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Tate Britain Gallery and St Johns Smith Square which offers a variety of classical musical performances. The transport links of St James's Park, Westminster and Victoria are all within walking distance.

Long Leasehold: 981 Years Remaining  
Service Charges: £8862 Per Annum (Including Sinking Fund Contribution)  
Council Tax Band G (London Borough of Westminster)  
EPC Rating: D (58)

- Superb 3 Bedroom Apartment
- 5th Floor (Lift)
- Reception Room
- Open Plan Integrated Kitchen With Breakfast Bar Island
- 3 Bathrooms (En-Suite)
- Balcony
- Sold With Vacant Possession and EWS1 Compliant
- 24 Hour Concierge & Residents Gym
- Close To Local Shops And Restaurants
- Walking Distance To St James's Park, Westminster & Victoria Transport Links

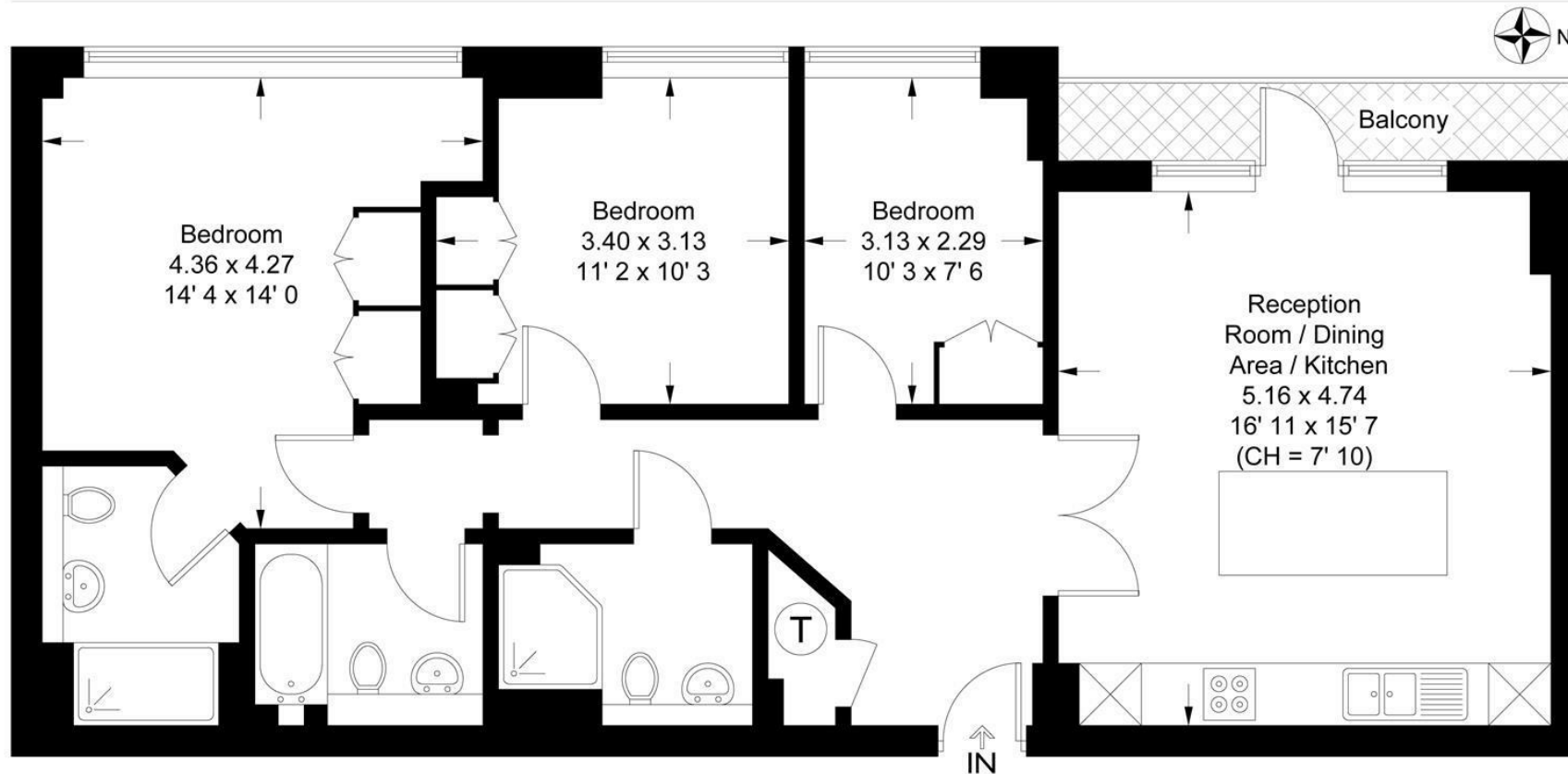


EPC certificate available on request.

## Romney House

Approximate Gross Internal Area = 922 sq ft / 85.7 sq m  
Balcony = 36 sq ft / 3.4 sq m

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### Fifth Floor

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.



