



79 Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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£1,300,000 Leasehold

We are pleased to offer this spacious 3 bedroom apartment located on the 9th floor of this sought after secure development in the heart of Westminster. All principle rooms have the desired aspect overlooking St John's Gardens and views towards the Houses of Parliament. The internal living space comprises of a good size reception room, stylish open plan integrated kitchen, balcony, valet parking, a 24 hour porter and an excellent residents gymnasium with plunge pool, sauna and treatment rooms. Marsham Street is extremely convenient for access to many of the renowned local landmarks which include Westminster Abbey, Tate Britain Gallery and the River Thames. There are an abundance of amenities and restaurants such as Osteria dell'Angolo, The Cinnamon Club, Visconti of Westminster (Italian Fine Dining & Cocktail Bar), the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. 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. 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.

Council Tax Band H (London Borough of Westminster)
Service Charges: £15,000 Per Annum
Long Leasehold 999 Years From 1998
Ground Rent: £500 Per Annum
EPC Rating C (81)

- Fantastic 3 Bedroom Apartment
- 9th Floor (Lift)
- 1120 Square Feet (104.1 Sq.M)
- Open Plan Modern Integrated Kitchen
- Reception Room With Stunning Views Onto St Johns Gardens
- 2 Bathrooms (1 En Suite)
- 24 Hour Concierge & Valet Parking
- EWS1 Available
- Residents Leisure Suite With Gymnasium, Wave Pool, Sauna And Treatment Rooms
- Close To Transport Links of St James Park, Victoria & Westminster



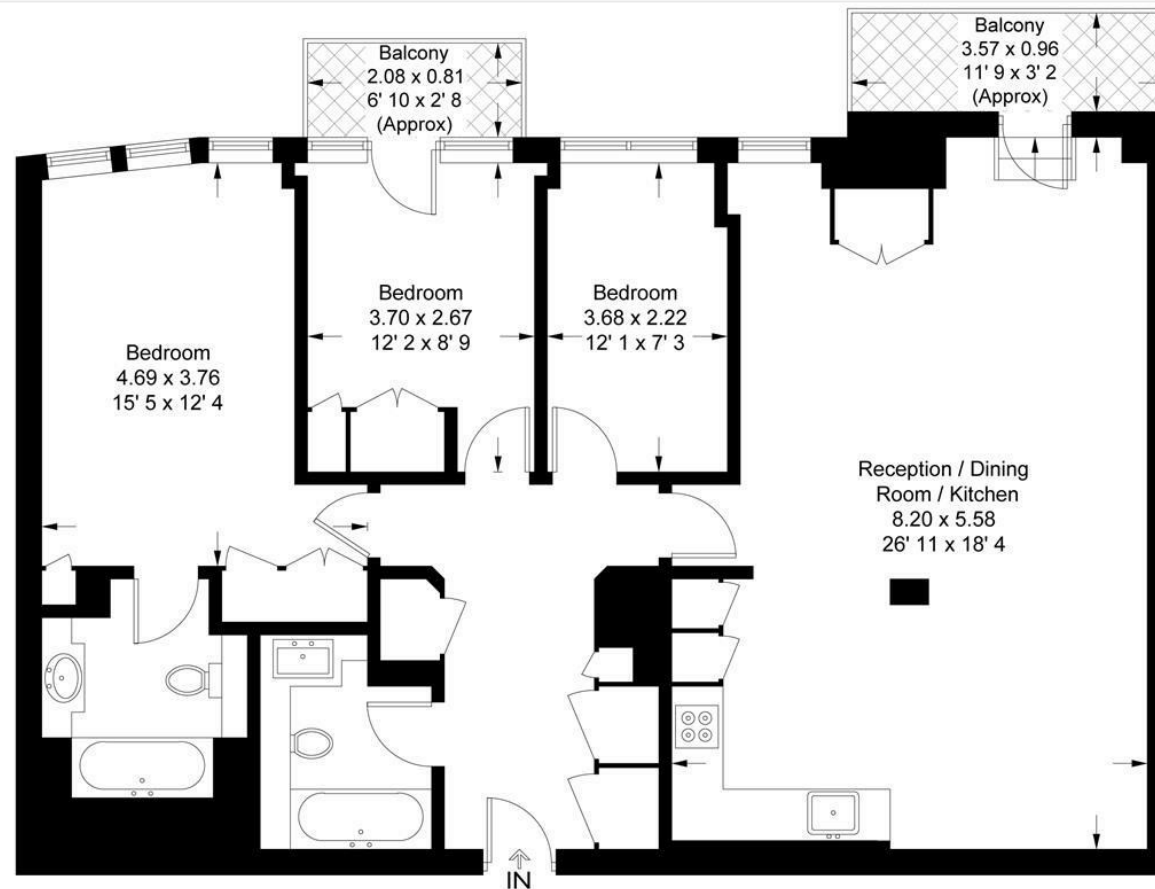
EPC certificate available on request.

St. Johns Building

Approximate Gross Internal Area = 1120 sq ft / 104.1 sq m

Balcony = 54 sq ft / 5 sq m

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Ninth 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.



