



Marsham Street, Westminster
London SW1P

GARTON JONES.COM



Marsham Street, Westminster
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£2,000,000 Leasehold - Share of Freehold

A beautifully presented two bedroom apartment located on the 5th floor of this sought after iconic Art Deco building the heart of Westminster. The apartment has been stylishly refurbished throughout with many high specification details which include Philip Jefferies wallpaper throughout, mood lighting, integrated audio and video sources and underfloor heating with nest wireless thermostat. This bright and spacious accommodation measures at approximately 1392 square feet (125.6 sq.m) and comprises of a reception room with dining area, a contemporary fitted separate kitchen with Miele appliances, master bedroom benefiting from a walk in wardrobe with en-suite luxury bathroom, further large bedroom with bespoke fitted wardrobes, further bathroom with bronze bathroom fittings and marble tiles. Residents of Westminster Gardens will benefit from a 24 hour concierge and access to a communal roof terrace with fantastic views of Parliament. The area has an abundance of amenities and restaurants such as 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 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. The property will be sold with full vacant possession.

Service Charges: £6500 Half Yearly Including Sinking Fund Contribution and Hot water
Ground Rent: £35 Half Yearly
Leasehold With Share of Freehold 999 years from 25 March 1990 - Expires 2989
Council Tax Band G (London Borough of Westminster)
EPC C (70)

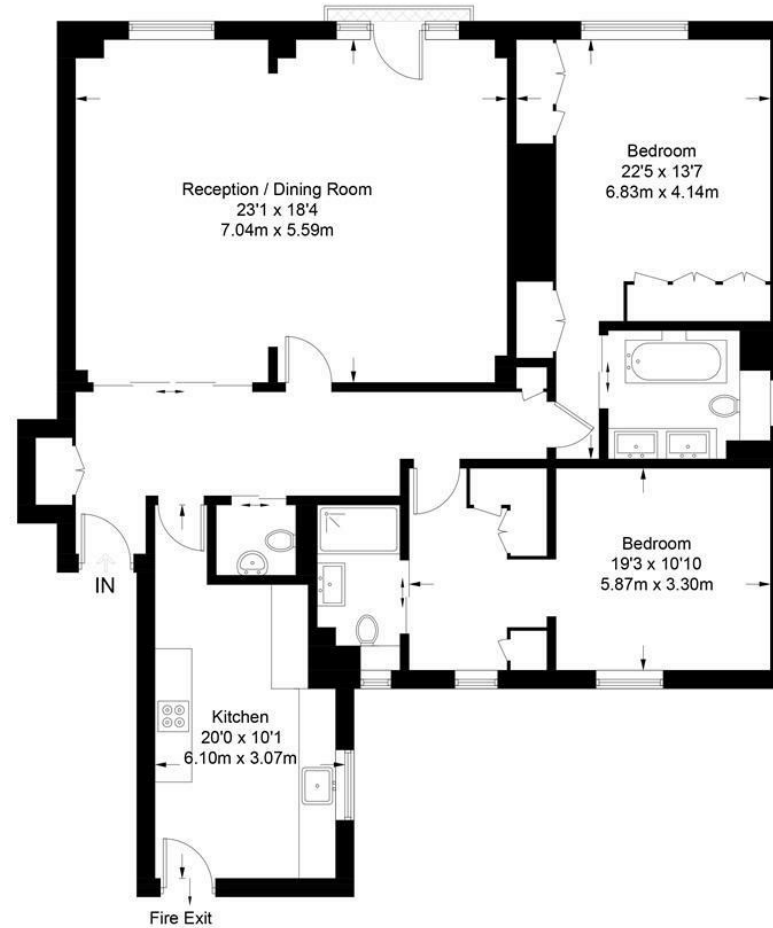
- Two Bedroom Luxury Apartment
- Stunning Bespoke Interior Finish Throughout
- Open Plan Reception Room With Dining Area
- Smart Integrated Fitted Kitchen
- Two Luxury Bathrooms (En-suite)
- Walk In Wardrobe
- 24 Hour Concierge
- Residents Communal Roof Terrace With Views of Parliament
- Moments From St James Park, Westminster & Pimlico Transport Links



EPC certificate available on request.

Westminster Gardens

Approximate Gross Internal Area = 1392 sq ft / 129.32 sq m



Fifth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

