



47 Marsham Street, Westminster
London SW1P

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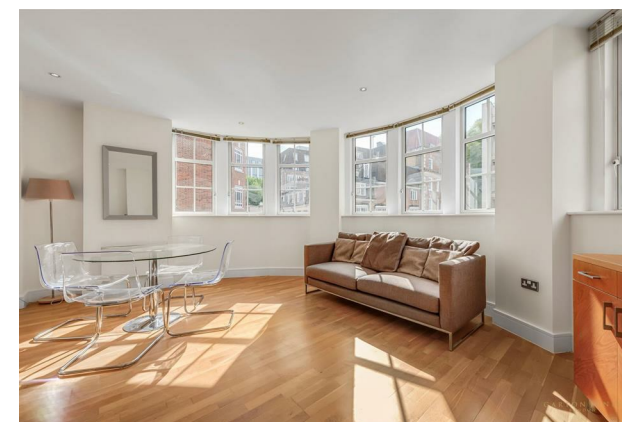
49 Marsham Street Sales +44 (0) 20 7340 0480
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£950,000 Leasehold

We are pleased offer for sale this 2 bedroom apartment located in this popular development in Westminster close to the River Thames. The living space comprises of a reception room with rounded bay window and an open plan integrated kitchen, there are two double bedrooms with the master benefitting from an en-suite bathroom and a further guest bathroom. Residents of Romney House benefit from a 24 hour concierge and a gymnasium (*subject to opening hours*). Marsham Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. 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 area has an abundance of amenities and restaurants such as The Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. Garton Jones are based on site so are readily available for viewings.

Service Charges: £7305.42 Per Annum
Ground Rent: £175 Per Annum
Long Leasehold: 999 years from 1 January 2004
Council Tax Band F (London Borough of Westminster)
EPC Rating C (77)

- 2 Bedroom Apartment
- 813 Square Feet (75.5 Sq. M)
- 2nd Floor (Lift)
- Reception Room
- Open Plan Integrated Kitchen
- 2 Bathrooms (En-Suite)
- 24 Hour Concierge & Residents Gym
- Close To Local Shops & Restaurants
- Walking Distance To St James's Park, Westminster & Victoria Transport Links

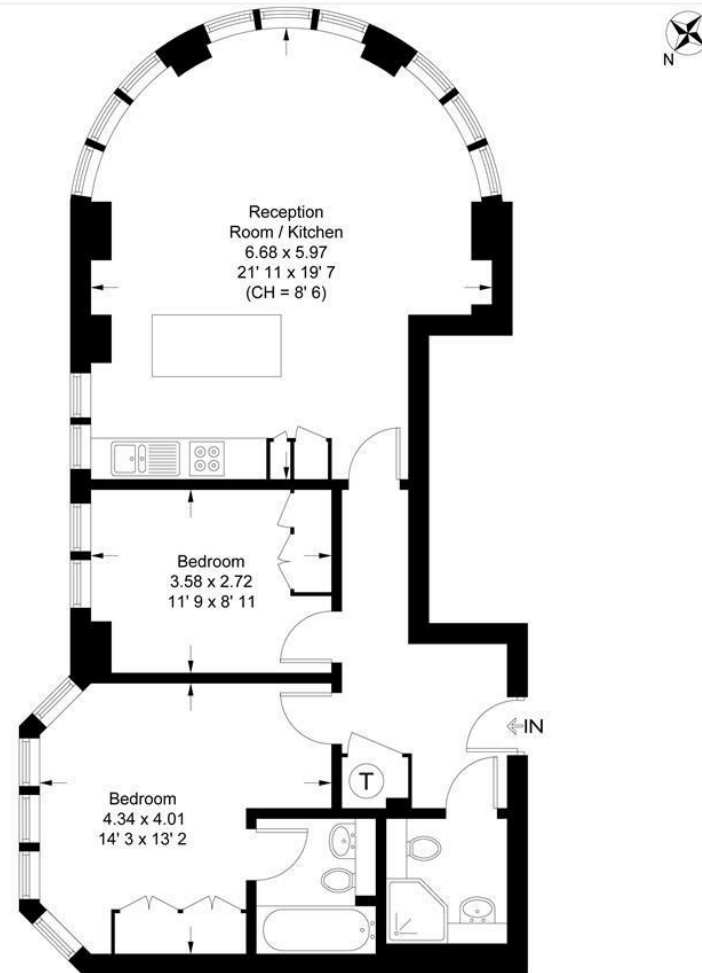


EPC certificate available on request.

Romney House

Approximate Gross Internal Area = 813 sq ft / 75.5 sq m

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Second 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.



