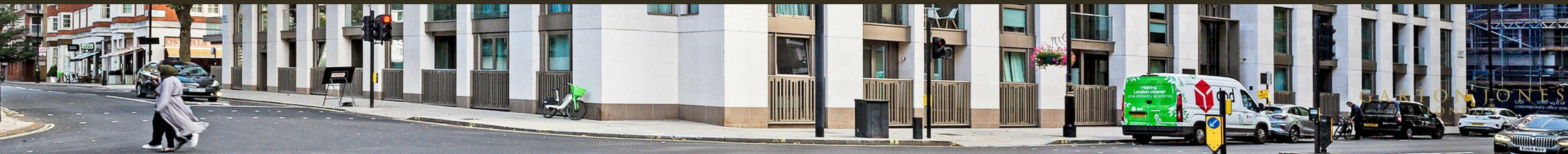




70 Horseferry Road, Westminster  
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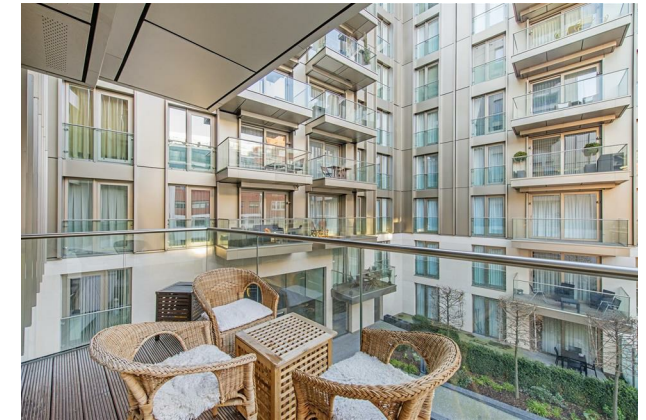
49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

£1,700,000 Leasehold

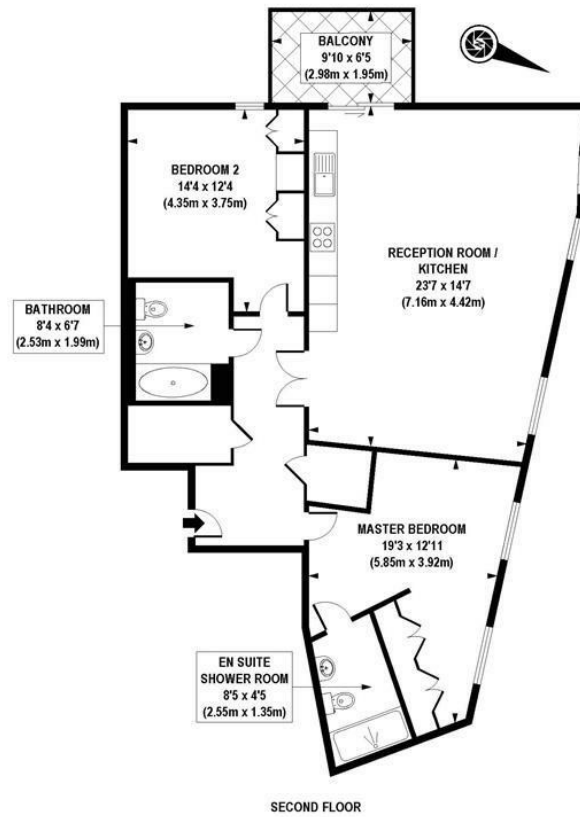
We are pleased to offer for sale this well presented 2 bedroom apartment located in this modern development just moments from the River Thames. This spacious apartment of approx. 1034 Sq. Ft (94.82 Sq. M) has a lovely aspect onto the landscaped gardens and further comprises an open plan smart fitted kitchen with Miele appliances and a dual aspect reception room with balcony, there are 2 double bedrooms both with fitted wardrobes to both bedrooms and 2 luxury bathrooms (with an en-suite to the master bedroom). Residents benefit from an array of amenities including a 24 hour concierge service and a fully equipped fitness suite. The Courthouse is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain and the River Thames. Local transport links are excellent and include St James's Park, Westminster and Victoria Station which also provides mainline UK services including the Gatwick Express as well as the underground services. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants to complement existing ones such Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. The development is EWS1 compliant and certification can be provided upon request.

Council Tax Band G (London Borough of Westminster)  
Long Leasehold: 999 Years from 2014 (989 Years Remaining)  
Service Charges : £7374 Per Annum  
Ground Rent: £1000 Per Annum  
EPC Rating: TBC

- Spacious 2 Bedroom Apartment
- 1034 Sq. Ft (94.82 Sq. m)
- 2nd Floor (Lift)
- Dual Aspect Open Plan Reception Room
- Fully Fitted Integrated Kitchen
- Balcony With Views Onto Landscaped Gardens
- EWS1 Compliant
- Secure Underground Parking
- 24 Hour Concierge and Residents Gym
- Moments From Transport Links of St James Park, Westminster and Victoria



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 1034 sq. ft / 96.05 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



