



47 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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## £1,225,000 Leasehold

We are pleased to offer this spacious 3 bedroom apartment located on the 3rd floor of this secure development located in the heart of Westminster. The property measures at 1094 square feet (102 Sq.M) and the accommodation comprises of a modern integrated kitchen, reception room with bay window looking towards Tufton Street, there are 3 good size double bedrooms with the master benefitting from an en-suite bathroom, ample fitted wardrobes and storage throughout and a further guest bathroom. This property has 2 secure underground parking spaces. As a resident of Romney House you will also have use of the a well-equipped gymnasium and a secure underground bicycle area. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace as well as the Tate Gallery and Chelsea College of Arts. The transport links of St James's Park, Westminster and Victoria which are all just a stone's throw away. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and amenities. Garton Jones are readily available for viewings.

Service Charges: £10,172 Per Annum

Ground Rent: £500 Per Annum

Long Leasehold: 999 years from 1st January 2004 (979 Years Remaining)

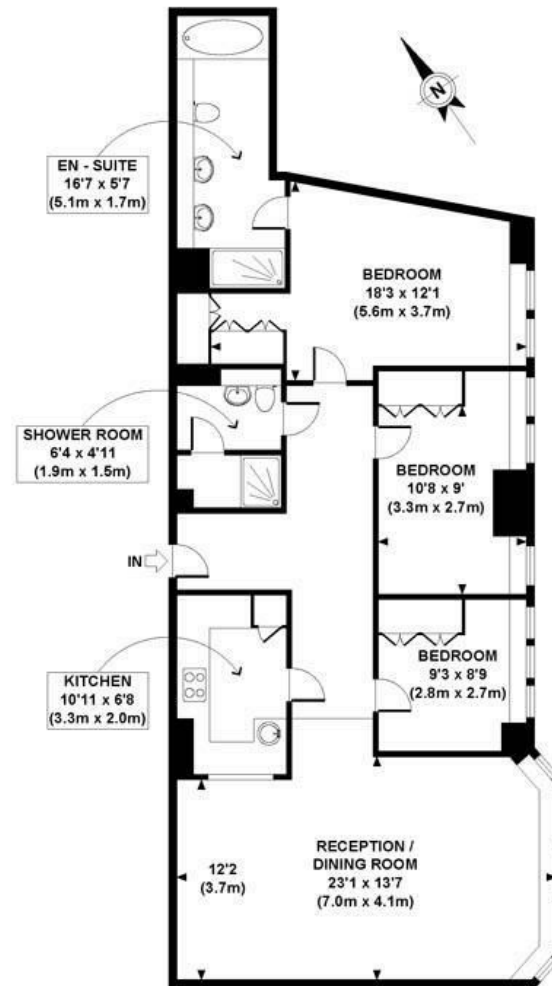
Council Tax Band G (London Borough of Westminster)

EPC Rating: B (83)

- 3 Bedroom Apartment
- 1094 Sq. Ft (102 Sq. M)
- 3rd Floor (Lift)
- Reception Room & Separate Integrated Kitchen
- 2 Bathrooms (1 En-Suite)
- 2 Secure Parking Spaces
- 24 Hour Concierge, Residents Gym
- Residents Gym
- Close to Local Shops, Bars & Restaurants
- Walking Distance to St James's Park, Westminster & Victoria Transport Links



EPC certificate available on request.



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 1094 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1094 SQ FT / 102 SQ M  
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Floorplans are for identification and guideline purposes only, not to scale.  
Compliant with RICS code of measuring practice.



