



47 Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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£850,000 Leasehold

We are pleased to offer this bright and spacious 2 bedroom apartment for sale in this popular development in Westminster close to the River Thames. The property is offered with vacant possession and measures at approximately 799 Square Feet. The living space comprises of a reception room with a modern open plan integrated kitchen, there are 2 modern bathrooms with the master bedroom benefitting from an en-suite, ample storage and secure underground parking space. Residents of Romney House benefit from a 24 hour concierge, a well-equipped gymnasium (booking is required via an online service). Marsham Street is well located for access to the renowned local landmarks which include the Houses of Parliament, Westminster Abbey and the Tate Britain Gallery. 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 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 compliment existing ones such as Osteria dell'Angolo, The Cinnamon Club and many more. Garton Jones are located on site and are readily available for viewings and a virtual tour is available.

Service Charges: £7146 Per Annum (including sinking fund contribution)
Ground Rent: £175 Per Annum
Long Leasehold: 999 years from 1 January 2004
Council Tax Band F (London Borough of Westminster)
EPC Rating C (69)

- 2 Bedroom Apartment
- 2nd Floor (Lift)
- 799 Square Feet
- Reception Room
- Open Plan Integrated Kitchen
- 2 Bathrooms (En-Suite)
- Sold With Vacant Possession
- Secure Underground Parking Space
- 24 Hour Concierge & Residents Gym
- Close To Local Shops & Restaurants & Walking Distance To St James's Park, Westminster & Victoria Transport Links

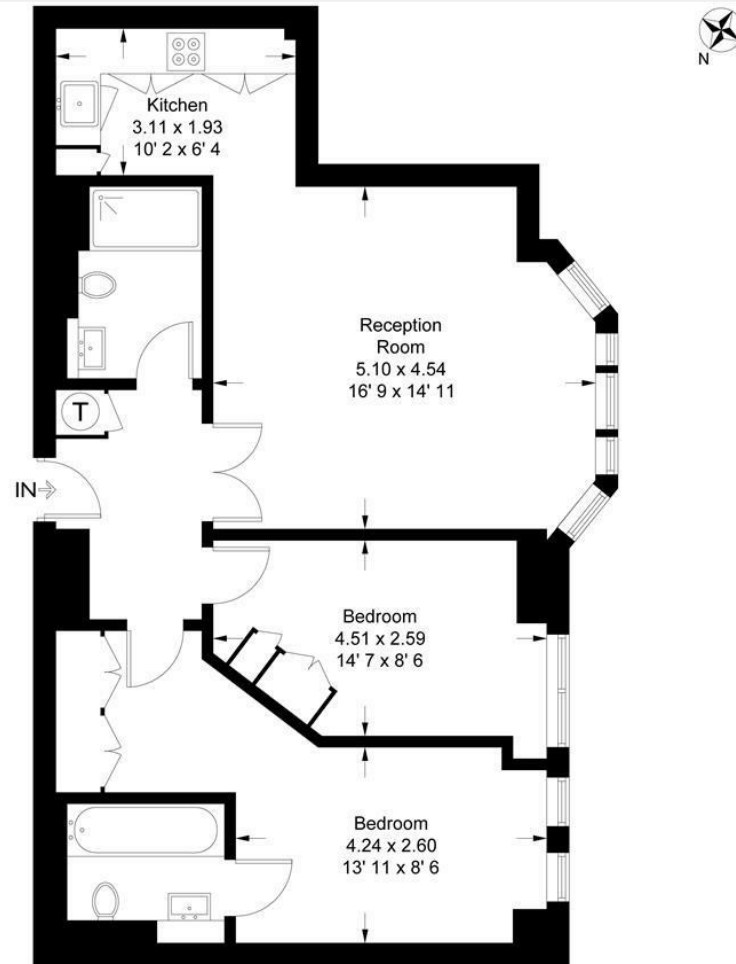


EPC certificate available on request.

Romney House

Approximate Gross Internal Area = 799 sq ft / 74.2 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.



