



79 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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## £2,500,000 Leasehold

A substantial top floor apartment (with lift) of approx.1741sq.ft (161.7sq.m) in a prestigious development in the heart of Westminster. This well presented property boasts 3 double bedrooms all with en-suite bathrooms and fitted wardrobes, there is a spacious reception room with a dining area and an impressive bay window accessing a full width wrap around balcony and offering panoramic views of the London skyline. Additionally there is a separate integrated kitchen, guest cloakroom and wood flooring. St Johns Building has a 24 hour concierge service, you will have secure valet parking and the use of a smart leisure suite with gymnasium, wave pool, sauna and treatment rooms. The development is located at the junction with Marsham Street and Horseferry Road and is therefore within very easy reach of the River Thames, Houses of Parliament and a whole host of other iconic landmarks. There are many amenities on the door step including new restaurants, Jamie Olivers Italian, Iberica, Browns, La Tasca, Zizzi, Wagamama to name but a few. There is also a brand new All Bar One pub and a Curzon Cinema. Transport links are excellent with St James' Park, Pimlico, Westminster and Victoria all within walking distance.

Long Leasehold: 973 Years Remaining From June 1998  
Service Charge: £20,000 Per Annum  
Ground Rent: £500 Per Annum  
Council Tax Band H (London Borough of Westminster)  
EPC C (74)

- 3 Bedroom Apartment
- 1741 Square Feet (161 Sq.M)
- Impressive Bay-Fronted Reception & Dining Room
- Separate Integrated Kitchen
- Far Reaching Views of the London Skyline
- 24 Hour Concierge
- Residents Leisure Suite with Gym
- Sold With Vacant Possession
- Secure Valet Parking
- Close Too Selection of Amenities Local Amenities



EPC certificate available on request.



