



70 Horseferry Road, Westminster  
London SW1P

GARTON JONES.COM





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## £1,750,000 Leasehold

We are pleased to offer this bright and beautifully presented 3 bedroom apartment for sale of approx. 1204 Square Feet (111.9 Sq.M) located on the 4th floor (with lift) of this sought after development located in the heart of Westminster. The apartment offers an attractive aspect with uninterrupted views onto St Johns Garden Square. This spacious property comprises of an open plan reception room with a smart integrated kitchen, there is excellent storage throughout including fitted wardrobes in all bedrooms. The property further benefits from a south facing private balcony which can be accessed from all principle rooms, 2 luxury bathrooms (1 is en-suite), wood flooring and a secure underground parking space. 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 as 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.

Lease: 999 Years from 25 March 2014 (989 Years Remaining)  
Service Charge: Approx. £9132 Per Annum  
Ground Rent: £1250 Per Annum  
Council Tax Band G (London Borough of Westminster)  
EPC Rating B (85)

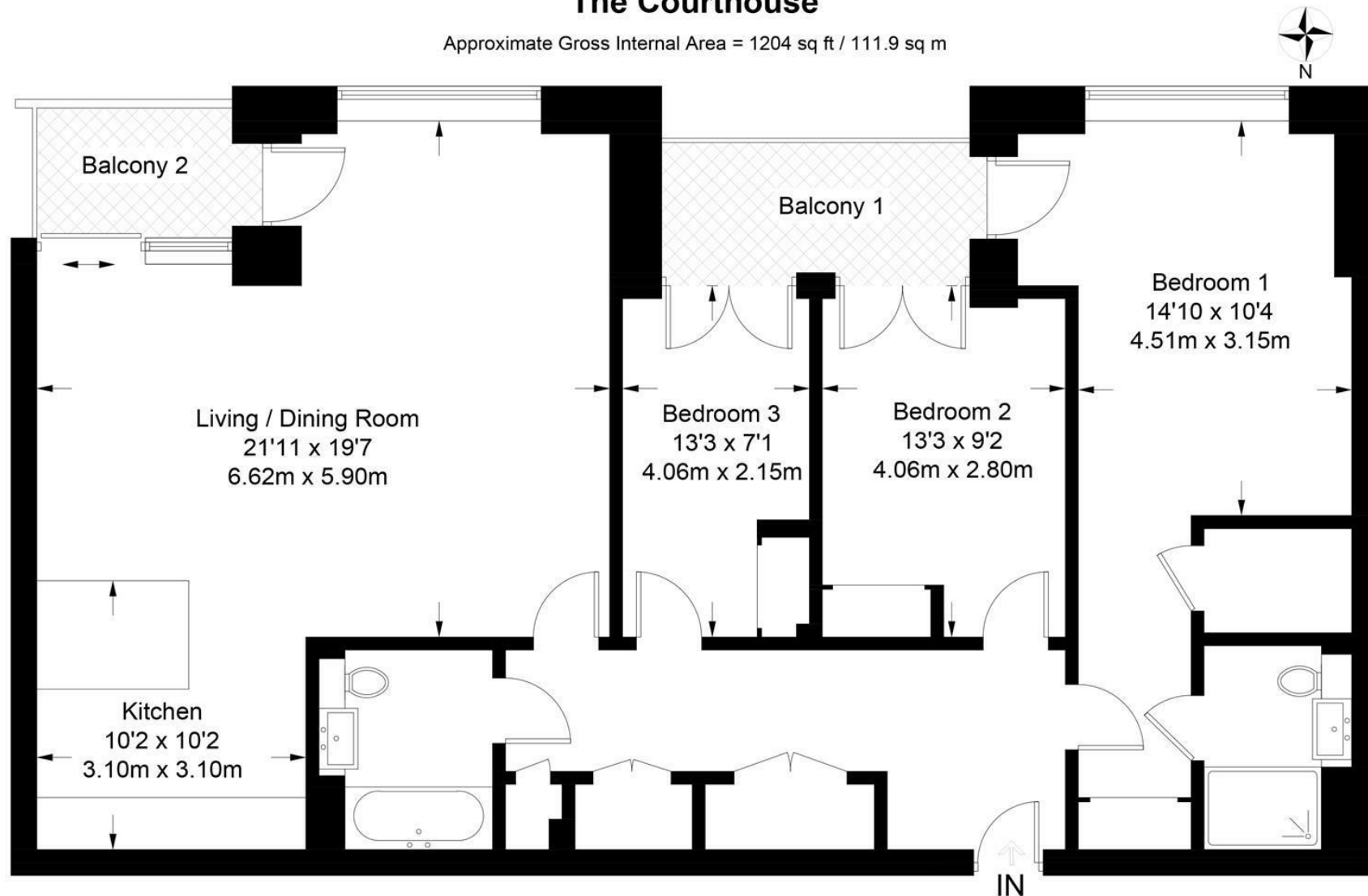
- Well Presented 3 Bedroom Apartment
- 1204 Square Feet (111.9 Sq.M)
- 4th Floor (With Lift)
- Open Plan Reception Room
- Fully Integrated Kitchen
- 2 Bathrooms (En-Suite)
- Superb Views of St Johns Garden Square
- Secure Underground Parking & EWS1 Compliant
- 24 Hour Concierge & Residents Gym
- Close to Local Shops & Restaurants



EPC certificate available on request.

## The Courthouse

Approximate Gross Internal Area = 1204 sq ft / 111.9 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice.



