



79 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM

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## £950,000 Leasehold

We are pleased to offer this well presented 2 bedroom apartment available for sale in this luxury development in the heart of Westminster. The accommodation comprises of a separate integrated kitchen and reception/dining room with wonderful views onto St Johns Gardens. There are 2 double bedrooms both with ample fitted wardrobes with the master benefitting from an en-suite bathroom and a further guest bathroom. Residents will have access to a 24 hour concierge, business suite, gymnasium, sauna, plunge pool and treatment Rooms. The property benefits from a valet parking service. 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 as well as a selection of bus services to The City and The West End. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and cafes. Garton Jones are located next to the development so are readily available for viewings.

Service Charges £9000 Per Annum including sinking fund contribution  
Long Leasehold 999 Years From 1998 (973 Years Remaining)  
Ground Rent: £750 Per Annum  
EPC Rating: C (77)  
Council Tax Band H (London Borough of Westminster)

- 2 Bedroom Apartment
- 3rd Floor With Lift Access
- Reception Room With Views onto St Johns Gardens
- Separate Modern Integrated Kitchen
- 2 Bathrooms (1 En-Suite)
- 24 Hour Concierge Service & Valet Parking
- Residents Access To Gym, Sauna, Jacuzzi and Business Suite
- Close To Many Restaurants & Amenities
- Easy Access to The Transport Links of Westminster, St James Park & Victoria

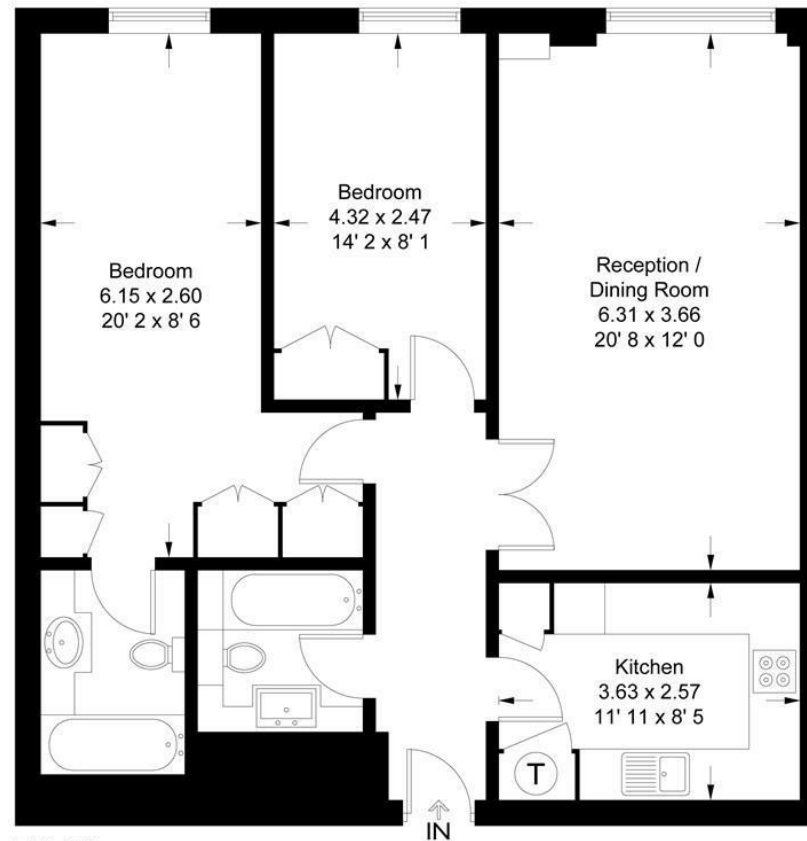


EPC certificate available on request.

# St. John's Building

Approximate Gross Internal Area = 869 sq ft / 80.7 sq m

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Third 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.



