



Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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£725,000 Leasehold

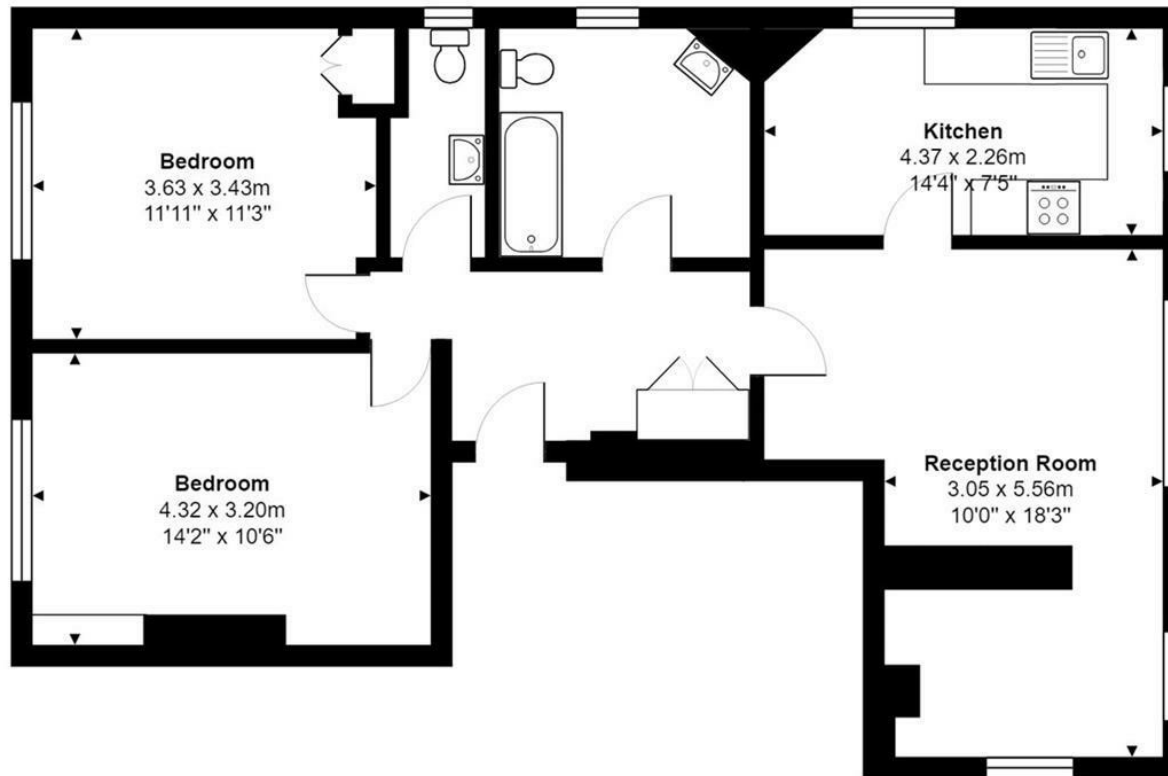
We are pleased to offer this delightful 2 bedroom apartment for sale positioned in the heart of the extremely popular Millbank Estate. The apartment would make an ideal central London pied-à-terre or an ideal opportunity for first-time buyers and buy-to-let investors. Located on the 3rd floor the accommodation comprises a reception room with a fantastic office, there is separate dual aspect eat in kitchen, two double bedrooms (the current vendors are using the second bedroom as a living room), a good size bathroom and an additional separate WC. Maclise House is located along Marsham Street and was named after the distinguished history and portrait painter, literary and illustrator, Daniel Maclise. The development is situated by The Tate Gallery and is only moments from the River Thames and other London attractions such as the Houses of Parliament, Big Ben and The London Eye. The transport links of St James's Park, Pimlico, Westminster and Victoria are all within walking distance. The surrounding area also offers a variety of retail stores, a Curzon Cinema following on from the extensive regeneration of Victoria street a selection of many new restaurants which include Aster, M Victoria, The Ivy Victoria, Flight Club Victoria and many more. The property is sold with vacant possession and there is a small external storage cupboard also included with the property.

Leasehold: 173 Years Remaining
Service Charges: £2300 Per Annum
Ground Rent: Peppercorn
Council Tax Band D (London Borough of Westminster)
EPC C (69)

- 2 Bedroom Apartment
- 838 Square Feet (77.8 Sq M)
- 3rd Floor
- Reception Room
- Dual Aspect Separate Kitchen
- Study
- Bathroom & Additional WC
- Sold With Vacant Possession
- Transport Links Of Victoria, Pimlico and Westminster Are Close By
- Conveniently Located For The Many Amenities Of Pimlico And Victoria



EPC certificate available on request.



Third Floor

Total Area: 77.8 m² ... 838 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other times are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

