



79 Marsham Street, Westminster  
London SW1P

GARTONJONES.COM



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## £975,000 Leasehold

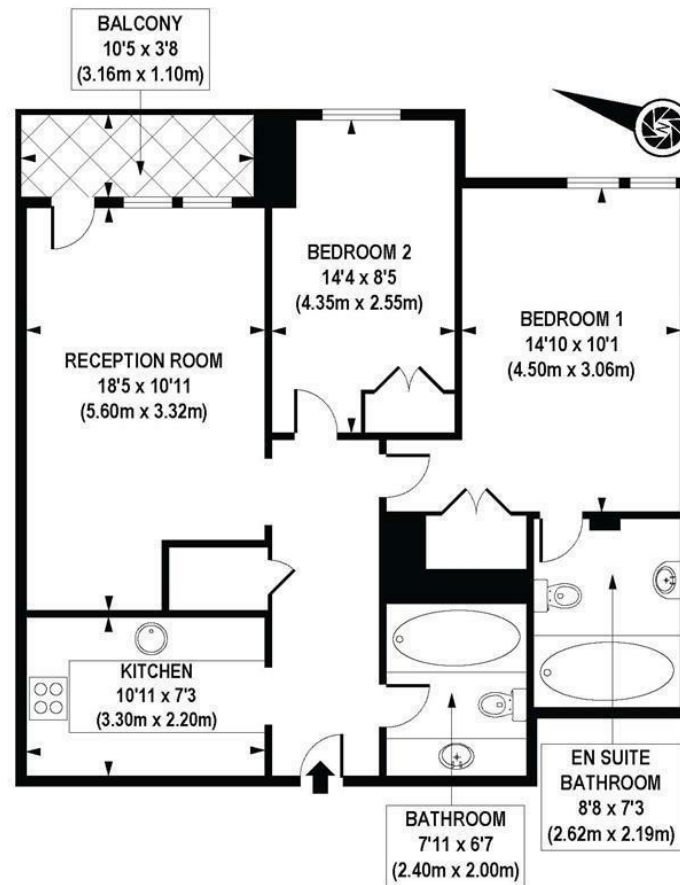
We are pleased to offer this well presented 2 bedroom apartment available for sale in this luxury development in the heart of Westminster. The accommodation comprises of a separate integrated kitchen and reception/dining room with wonderful views onto St Johns Gardens. There are 2 double bedrooms both 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. 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 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: D (67)  
Council Tax Band H (London Borough of Westminster)

- 2 Bedroom Apartment
- 1st Floor (Lift)
- Reception Room With Views Onto St Johns Gardens
- Separate Modern Integrated Kitchen
- 2 Bathrooms (1 En-Suite)
- Balcony
- Sold With Vacant Possession
- 24 Hour Concierge & Residents Gym, Sauna, Jacuzzi and Business Suite
- Close To Many Restaurants, Shops and Transport Links



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 791 sq. ft / 73.48 sq. m



