



79 Marsham Street, Westminster  
London SW1P

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49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

## £1,875,000 Leasehold

We are delighted to offer this sizable sub penthouse apartment measuring at 1289 Sq.Ft (119.8 Sq.M) located on the 9th floor of this luxury development in the heart of Westminster. The accommodation comprises of a separate integrated kitchen, reception/dining room with stunning triple aspect floor to ceiling windows with 2 balconies, offering views to St Johns Gardens and Big Ben. There are 2 good size double bedrooms both with ample fitted wardrobes, an en-suite bathroom to the master bedroom, a further guest bathroom and a separate WC with utility area. Further benefits include wood flooring, comfort cooling and secure underground valet parking. Residents will enjoy a full 24 hour concierge service and have access to a fully equipped gymnasium with plunge pool, sauna and treatment rooms. Marsham Street is extremely well located to the transport links of St James's Park, Westminster and Victoria which are all within walking distance. The superb iconic London landmarks of Big Ben, Houses of Parliament and the Tate Gallery are close by. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. There is an abundance of local amenities including a variety of retail stores along Victoria Street with the Curzon Cinema and many restaurants including the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Garton Jones are located on the same road so are readily available for viewings.

Service Charges: £15,000 Annum (Including Sinking Fund Contribution)  
Ground Rent: £500 Per Annum  
Long Leasehold: 999 Years From 1998 (972 Years Remaining)  
Council Tax Band H (London Borough of Westminster)  
EPC Rating: D (63)

- Superb 2 Bedroom Sub Penthouse Apartment
- 1289 Sq.Ft (119.8 Sq.M)
- 9th Floor (With Lift)
- Reception Room with Triple Aspect Floor To Ceiling Windows
- Fabulous Views Big Ben
- Separate Integrated Kitchen
- 2 Bathrooms (One is En-Suite) & Separate WC
- 2 Private Balconies & 24 Hour Concierge
- Residents Gym, Plunge Pool, Sauna & Treatment Room
- Walking Distance to St James's Park, Westminster and Victoria Station



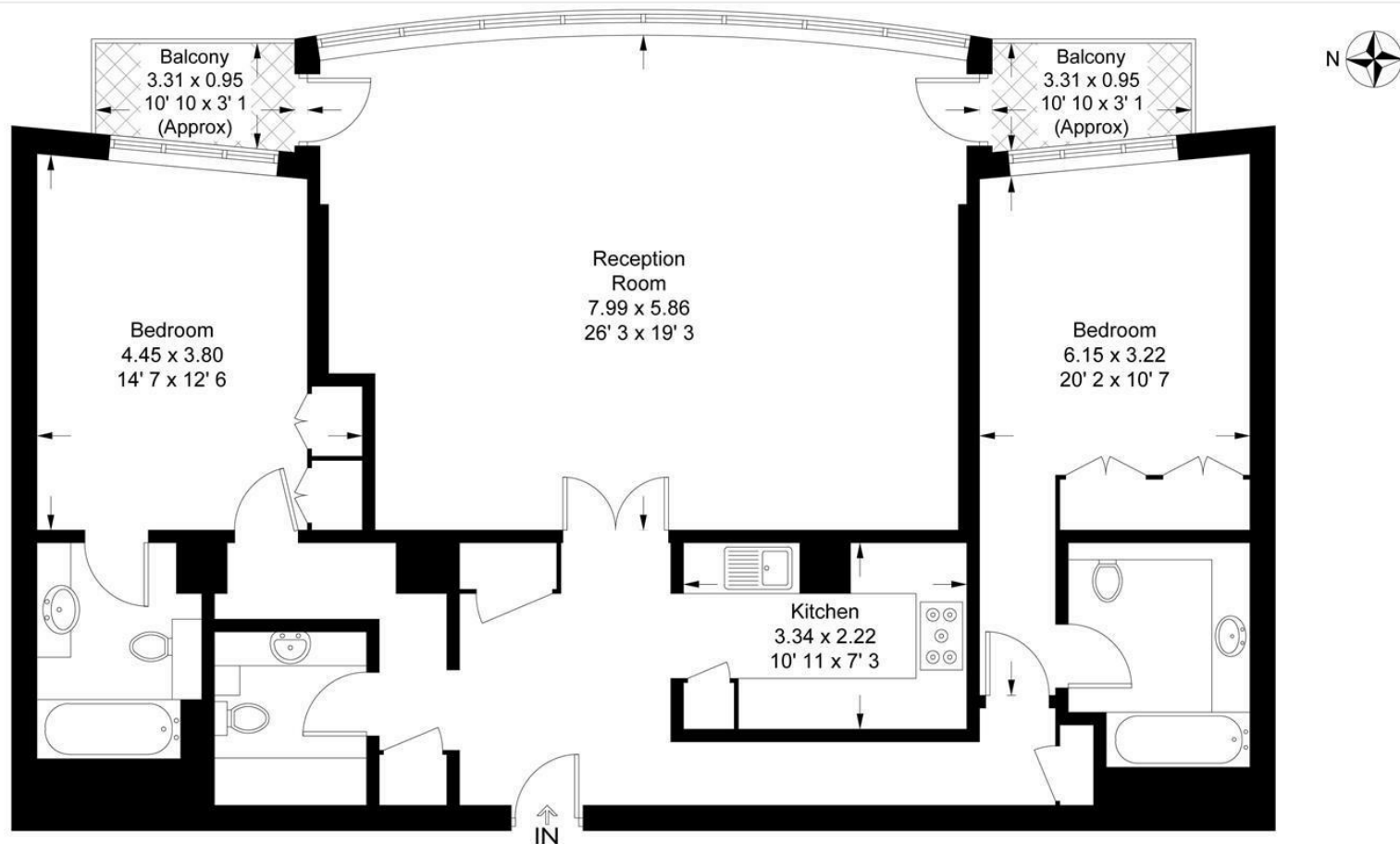
EPC certificate available on request.

## St. John's Building

Approximate Gross Internal Area = 1289 sq ft / 119.8 sq m

Balcony = 45 sq ft / 4.2 sq m

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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.





