



47 Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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

£1,150,000 Leasehold

We are delighted to offer this fabulous 2 bedroom apartment located on the 5th floor (with lift) offered for sale in this popular development in the heart of Westminster. Internal viewings are highly recommended to appreciate the high quality décor of this property. Living accommodation offers an open fully integrated kitchen, reception room with access to a large private terrace offering spectacular views of the Houses of Parliament, Big Ben and the London Eye. There are 2 double bedrooms both with fitted wardrobe and the master bedroom benefits from an en-suite bathroom and access to the superb terrace area. There is a further contemporary guest bathroom and ample storage throughout the property. Residents of Romney House benefit from a 24 hour concierge and a well-equipped gymnasium. Marsham Street is well located for access to the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and the River Thames. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. 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 compliment existing ones such as Osteria dell'Angolo, The Cinnamon Club and many more.

Service Charges: £6860 Per Annum (Including sinking fund contribution)

Ground Rent: £350 Per annum

Long Leasehold: 999 years from 1 January 2004

Council Tax Band F (London Borough of Westminster)

EPC Rating: D (61)

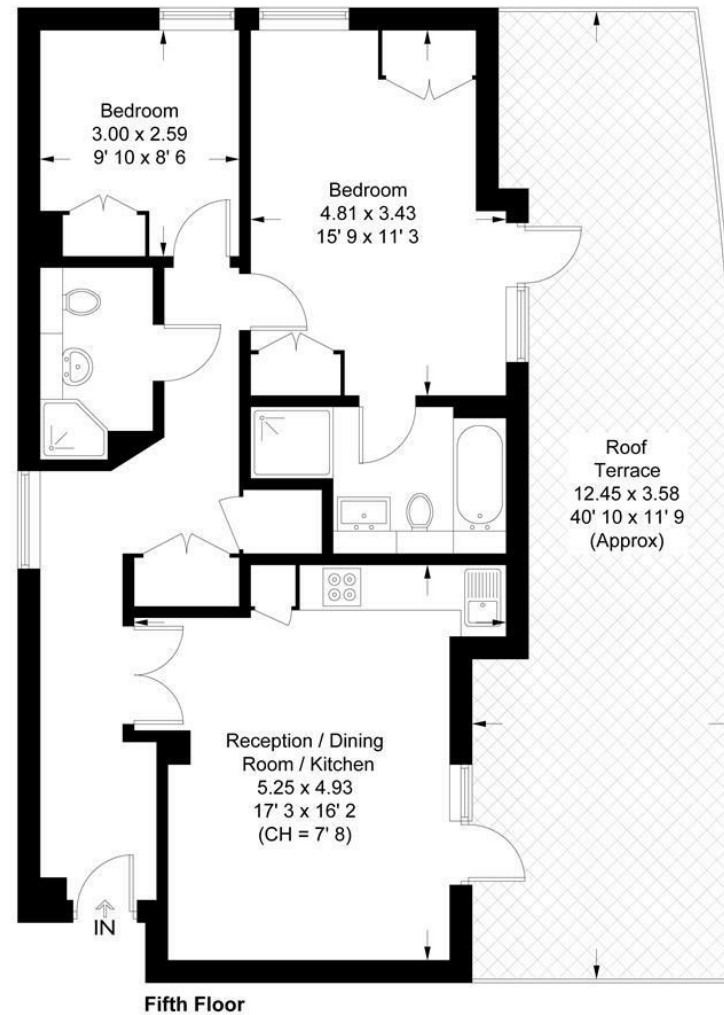
- Superb 2 Bedroom Apartment
- 780 Square Feet (72.5 Sq.M)
- Open Plan Reception Room
- Smart Integrated Kitchen
- 2 Modern Bathrooms (1 En-suite)
- Fantastic Private Terrace with Views of Big Ben & The London Eye
- Residents Gymnasium
- Moments From The Transport Links of Westminster, Victoria and St James Park



EPC certificate available on request.

Romney House

Approximate Gross Internal Area = 780 sq ft / 72.5 sq m



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.

