



70 Horseferry Road, Westminster  
London SW1P

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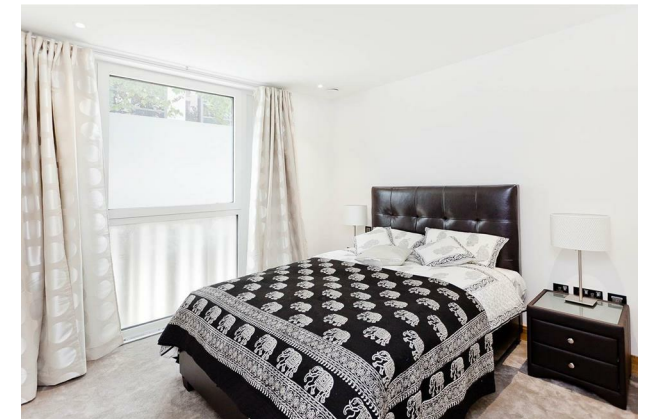
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## £1,250,000 Leasehold

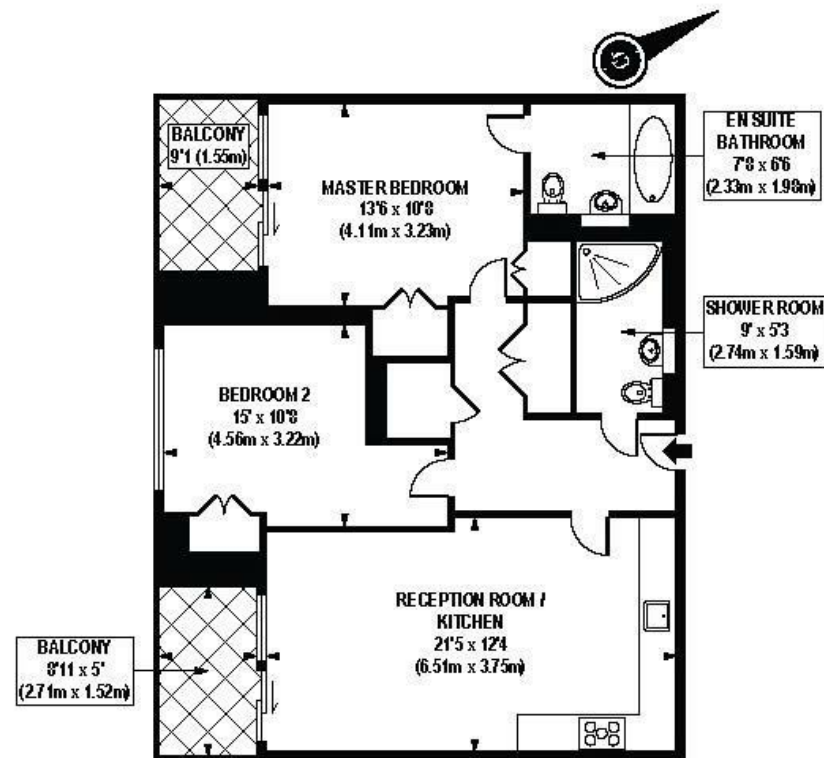
We are delighted to offer for sale this 2 bedroom apartment offered with secure underground parking positioned only moments from the River Thames. The living space comprises of a dual aspect open plan reception room with a smart fitted kitchen with Miele appliances, fitted wardrobes to both bedrooms, 2 luxury bathrooms (1 en-suite), good storage and balcony. Residents will benefit from an array of amenities including a 24 hour concierge, a fully equipped fitness suite and access to an attractive landscaped courtyard garden with water feature. The Courthouse is fortunate to be in a superb Westminster location, being only 10 minutes from St James' Park and Westminster tube stations, as well as only a short walk to Victoria station. The Courthouse also benefits from a close proximity to attractions such as St James' Park, Westminster Abbey, Big Ben and universities such as LSE and King's College.

Long Leasehold: 999 Years From 2014  
Ground Rent: £500 Per Annum  
Service Charges: £3,900 (Half Yearly)  
Council Tax Band F (London Borough of Westminster)  
EPC B (81)

- 2 Bedroom Apartment
- Dual Aspect Open Plan Reception Room
- Contemporary Kitchen
- 2 Modern Bathrooms (En-Suite)
- Balcony
- Secure Parking
- 24 Hour Concierge
- Residents Fitness Suite & Landscaped Communal Gardens
- Close To Local Shops, Restaurants and St James's Park, Westminster & Victoria Transport Links



EPC certificate available on request.



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 796 sq. ft / 73.82 sq. m



