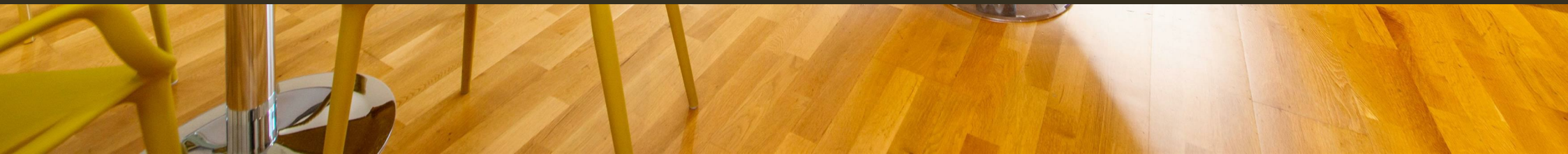




47 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



47 Marsham Street, Westminster  
London, SW1P

GARTON JONES.COM

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

## £1,325,000 Leasehold

We are delighted to offer this spacious 3 bedroom apartment located on the 1st floor of this secure development located in the heart of Westminster. The property is sold with vacant possession furnished and benefits from an open plan modern integrated kitchen and reception room with doors leading to a fabulous large private decked terrace. There are 2 good size double bedrooms with the master benefitting from an en-suite bathroom, there is a further guest bathroom and a 3rd bedroom configured as an office with fitted wardrobes which can be comfortably rearranged as a bedroom. As a resident of Romney House you will also have use of the well-equipped gymnasium, secure 24 hour concierge service and there is secure underground allocated parking. Marsham Street is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. 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 and restaurants such as The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is St Johns Smith Square Concert Halls offering a variety of classical musical performances. Garton Jones are based on site so are readily available for viewings.

\*\*\*Please note that the Seller will include the furniture within the price

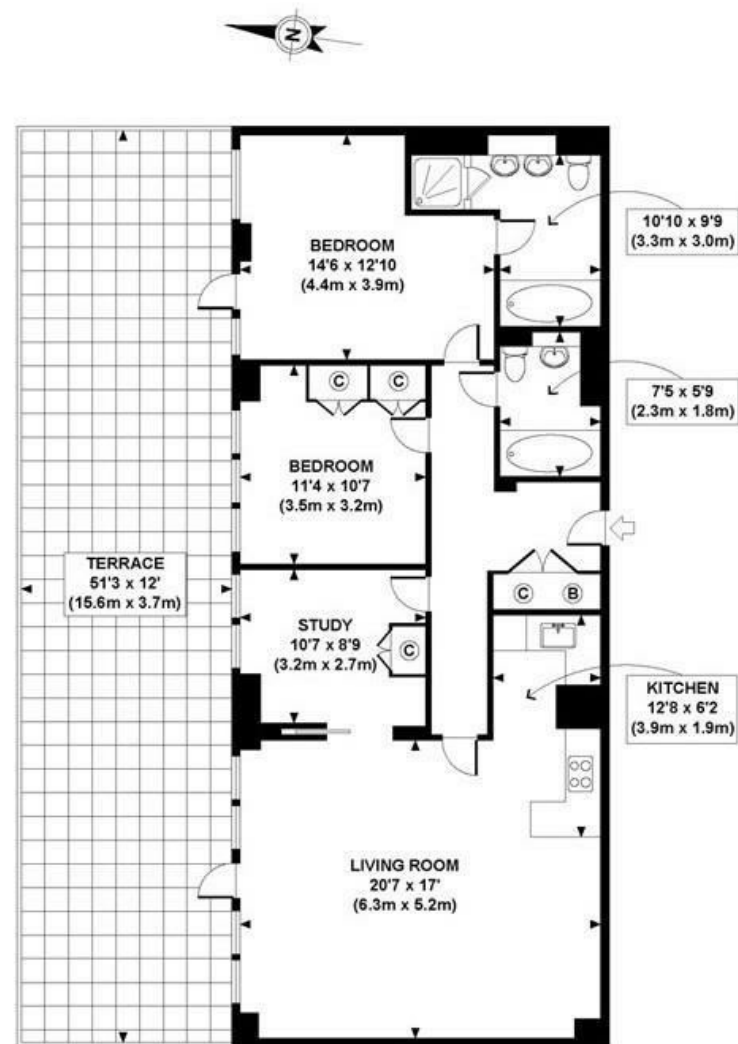
Service Charges: £10,094.02 Per Annum (Including a sinking fund contribution)  
Ground Rent: £450 Per Annum  
Long Leasehold: 979 Years Remaining  
Council Tax Band G (London Borough Westminster)  
EPC Rating: C (77)

EPC certificate available on request.

- 3 Bedroom Apartment
- 1st Floor (Lift)
- 1062 Sq.Ft (99 Sq.M)
- Open Plan Reception Room with an Integrated Kitchen
- Stunning Large Private Terrace
- 2 Bathrooms (1 En-Suite)
- 24 Hour Concierge & Secure Underground Parking
- Residents Gym
- Close to Local Shops, Bars & Restaurants
- Walking Distance to St James's Park, Westminster & Victoria Transport Links







GROSS INTERNAL  
FLOOR AREA 1062 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1062 SQ FT / 99 SQ M

