



47 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM

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## £795,000 Leasehold - Guide Price

We are pleased to offer this delightful 2 bedroom apartment located on the 3rd floor (with lift) in this very popular development in the heart of Westminster. The property measures at 826sq.ft (77sq.m) and comprises of an open plan reception room with an integrated kitchen, two double bedrooms both with fitted wardrobes and the master benefitting from an en-suite shower room, further guest bathroom and ample storage throughout.

Additionally the property has one secure allocated underground parking space. Residents benefit from a 24 hour concierge and gymnasium. Romney House is well located to a selection of local amenities including shops and many popular restaurants. The transport services of Pimlico, Westminster, St James's Park and Victoria are all within walking distance. Marsham Street is fortunate to be in a superb Westminster location surrounded by an array of iconic London landmarks with Big Ben, Houses of Parliament and the Tate Gallery. A plethora of hotels, eateries and retail shops which include The Goring, St Ermins', St James Conrad, The Ivy Victoria, Aster and Flight Club to name just a few. 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. Garton Jones manage this apartment and area.

Long Leasehold: 999 Years from 01 Jan 2004 (Expires in 3003 with 977 Years Remaining)

Service Charge: £8300 Per Annum

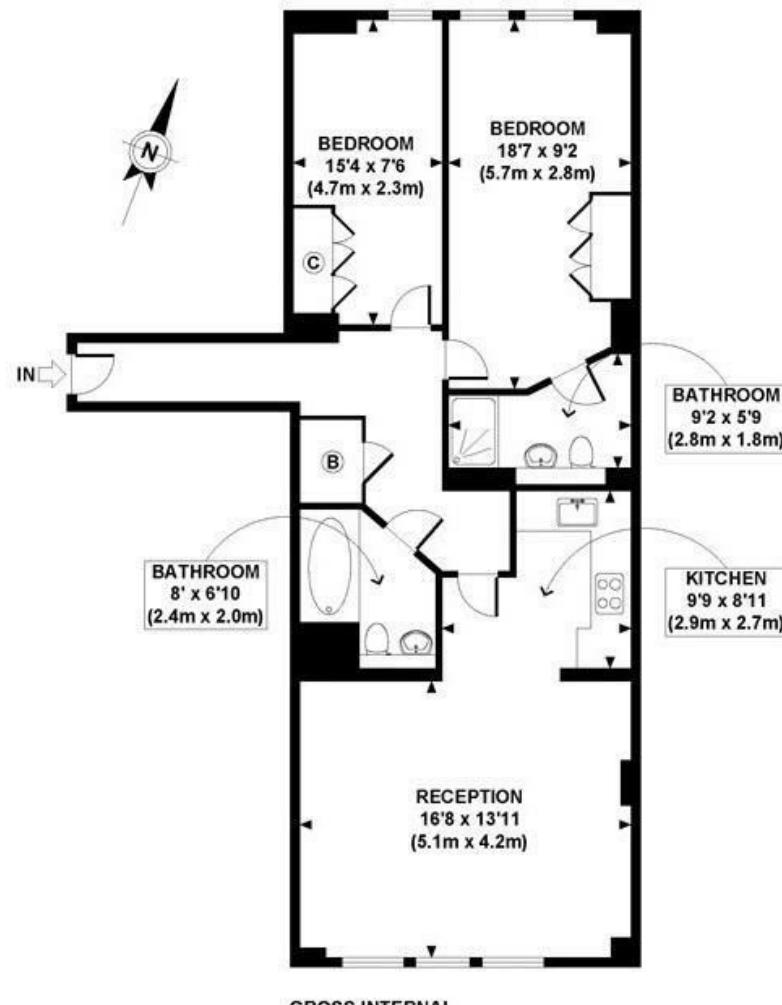
Ground Rent: £350 Per Annum - Payable Semi-Annually  
Council Tax Band F (London Borough of Westminster)

EPC Rating B (82)

- 2 Bedroom Apartment
- 3rd Floor (Lift)
- 826 Square Feet (77 Sq.M)
- Open Plan Reception Room & Modern Integrated Kitchen
- Wood Flooring Throughout
- 2 Bathrooms (1 En-Suite)
- Allocated Secure Underground Parking Space
- 24 Hour Concierge & Residents Gymnasium
- Close to St James Park & Westminster Tube Services
- Moments From Excellent Local Shopping Facilities



EPC certificate available on request.



APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT / 77 SQ M

