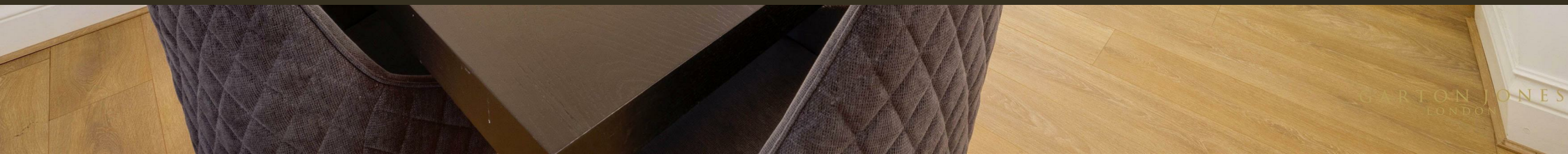




79 Marsham Street, Westminster
London SW1P

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SW1P 3DP www.gartonjones.com

£1,275,000 Leasehold

We are pleased to offer for sale this elegant and spacious apartment located on the 1st floor (with lift) in this luxury development in the heart of Westminster. The property is available with vacant possession and includes secure underground valet parking. The accommodation comprises of a separate modern integrated kitchen. There is an impressive reception room with scope for several seating areas and a comfortable dining area, with views onto Marsham Street. There are two double bedrooms both with ample fitted wardrobes and both benefitting from en-suite bathrooms and a further additional guest WC. Residents of St Johns Building will benefit from a 24 hour concierge service, a leisure suite with gymnasium, plunge pool, sauna and beauty treatment rooms. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace as well as the Tate Gallery and Chelsea College of Arts. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away as well as a selection of bus services to The City and The West End. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and cafes. Garton Jones are located next to the development so are readily available for viewings.

****Please note that the furniture may differ to that shown in the current photos**

Service Charges: £13,500 Per Annum (including sinking fund contribution)

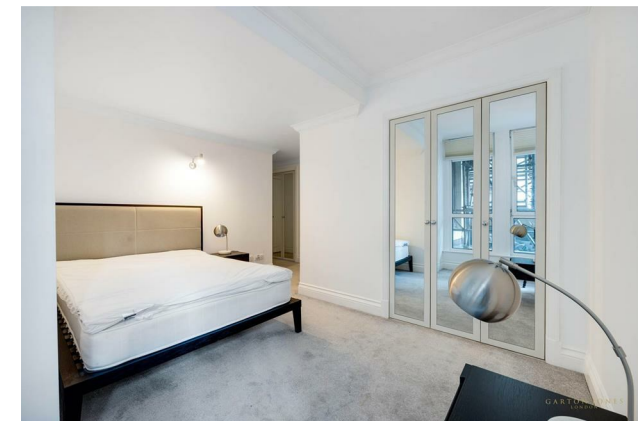
Ground Rent: £500 Per Annum

Long Leasehold 972 Years Remaining

Council Tax Band H (London Borough of Westminster)

EPC Rating: B (82)

- Generously Sized 2 Bedroom Apartment
- 1st Floor (Lift)
- 1204 Square Feet (111 Sq.M)
- Reception Room
- 2 Bathrooms (En-Suite) & Guest WC
- Secure Underground Valet Parking Space
- EWS1 Available
- Sold With Vacant Possession
- 24 Hour Concierge & Residents Only Leisure Suite With Gymnasium, Plunge Pool And Treatment Rooms
- Moments From Excellent Transport Links And Local Amenities

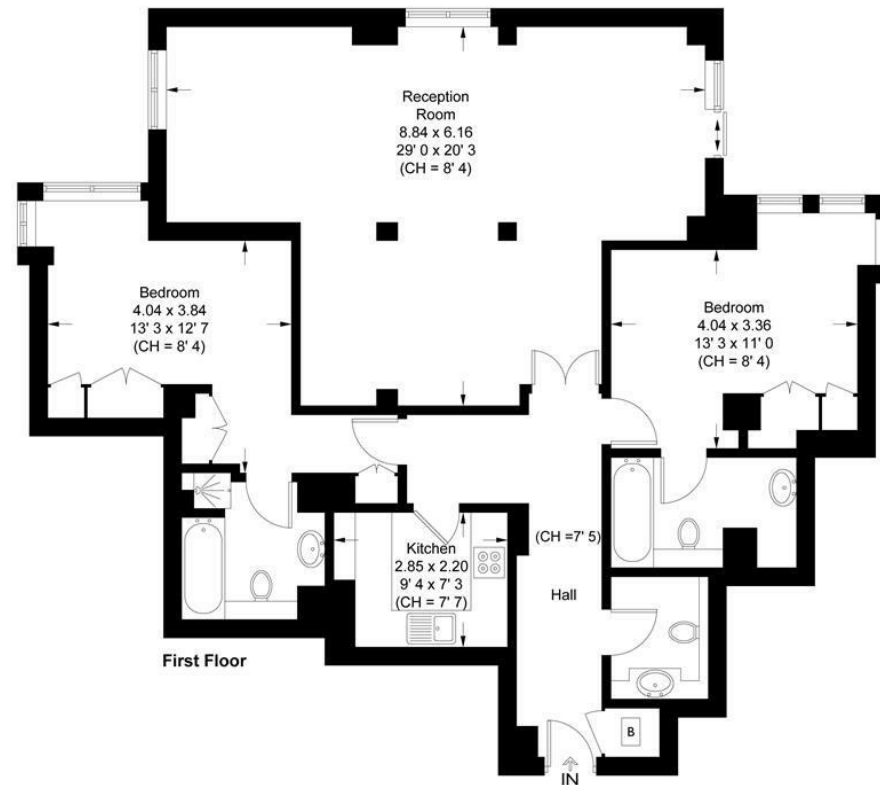


EPC certificate available on request.

St. John's Building

Approximate Gross Internal Area = 1204 sq ft / 111.9 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.



