



Marsham Street, Westminster
London SW1P

GARTONJONES.COM



Marsham Street, Westminster London, SW1P

£1,250,000

We are pleased to offer this beautifully presented two bedroom apartment located in this sought after iconic Art Deco building in the heart of historic Westminster. This bright and spacious accommodation measures at approximately 1146 square feet (106.5sq.m) and comprises of a large reception room with dining area, a contemporary fitted separate kitchen with fitted appliances, master bedroom with en-suite bathroom, second bedroom with fitted wardrobes, guest bathroom and good storage throughout. Residents of Westminster Gardens will benefit from a 24 hour concierge and access to a communal roof terrace with fantastic views of Parliament. The area has an abundance of amenities and restaurants such as The Cinnamon Club, Visconti of Westminster (Italian Fine Dining & Cocktail Bar), the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Tate Britain Gallery and St Johns Smith Square which offers a variety of classical musical performances. The transport links of St James's Park, Westminster and Victoria are all within walking distance. The property will be sold with full vacant possession.

Service Charges: £5975 Half Yearly Including Sinking Fund Contribution and Hot water
Ground Rent: £35 Half Yearly
Leasehold With Share of Freehold 999 years from 25 March 1990 - Expires 2989
Council Tax Band G (London Borough of Westminster)
EPC Rating C (73)

- Fantastic 2 Double Bedroom Apartment
- Open Plan Reception Room With Dining Area
- Smart Integrated Kitchen
- 2 Bathrooms (1 En-Suite)
- 1146 Square Feet
- 24 Hour Concierge & Parking Space
- Sold With Vacant Possession
- Residents Communal Roof Terrace With Views of Parliament
- Close To Many Restaurants and Shops
- Moments From St James Park, Westminster & Pimlico Transport Links

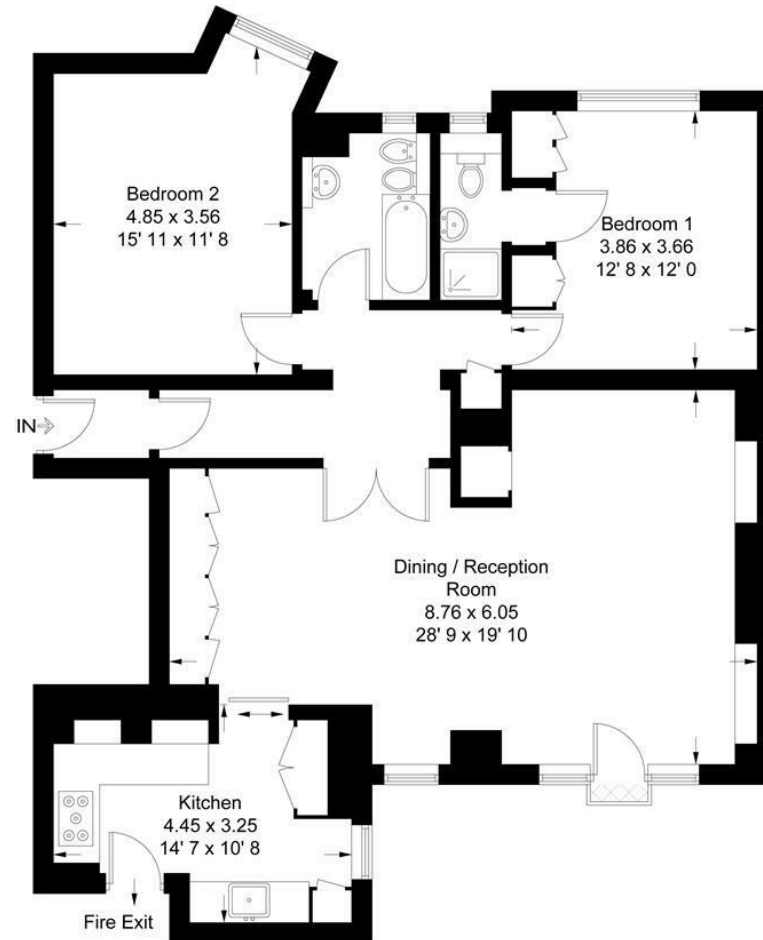
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Westminster Gardens

Approximate Gross Internal Area = 1146 sq ft / 106.5 sq m



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

