

## 70, Horseferry Road, , London, SW1P 2FE

- Stunning Three en-suite double bedrooms
- 1412 sq ft / 131.1 sq m
- Residents fitness suite
- Leasehold 989 years
- Ground rent - £1,250 per annum
- 6th Floor
- Concierge
- West facing balcony
- Service charge - £10,600 per annum
- Close proximity to St James Park station

**Offers In The Region Of £2,100,000**



# 70, Horseferry Road, , London, SW1P 2FE

## DESCRIPTION

Welcome to The Courthouse, a stunning apartment located at 70 Horseferry Road in the heart of London. This exquisite property boasts a spacious 1,410 sq ft of living space, perfect for those who appreciate luxury and comfort.

Upon entering, you are greeted by a stylish reception room that is ideal for entertaining guests or simply relaxing after a long day. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The three bathrooms in this apartment provide convenience and privacy for all residents, ensuring that there is never a queue during the morning rush. Built in 2014, this modern property offers all the amenities one would expect from a contemporary London apartment.

Located in SW1P, this apartment is situated in a prime location with easy access to all that London has to offer. Whether you enjoy shopping in the trendy boutiques of Chelsea, dining in world-class restaurants, or exploring the historic landmarks of Westminster, this property provides the perfect base for your London adventures.

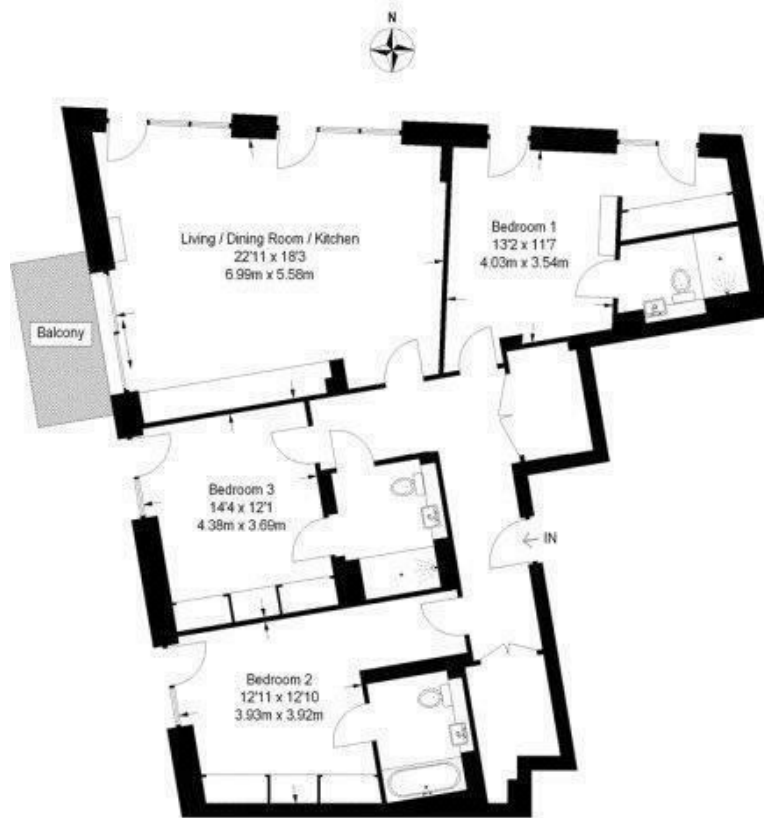
Don't miss out on the opportunity to own or rent this exceptional apartment at The Courthouse. Contact us today to arrange a viewing and experience the epitome of London living.





## The Courthouse

Approximate Gross Internal Area  
1452 sq ft / 134.91 sq m



Level 4

### Viewings

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 84                      | 84        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.