

Westminster Gardens, Marsham Steet SWIP



## Westminster Gardens, Marsham Street SWIP

The apartment is on the fifth floor and has a lift, residents' parking, balcony, a 24-hour concierge and a communal roof terrace. The accommodation provides spacious lateral living, a reception/dining room spanning 38 ft in length, a large separate family kitchen, two large double bedrooms and a third bedroom/study. The property has a large family bathroom and a separate shower room with an abundance of storage space throughout.

Please note we have been unable to obtain the review periods for the service charge and/or ground rent. You should ensure you or your advisors make your own enquiries.













EPC

Guide price: £1,100,000

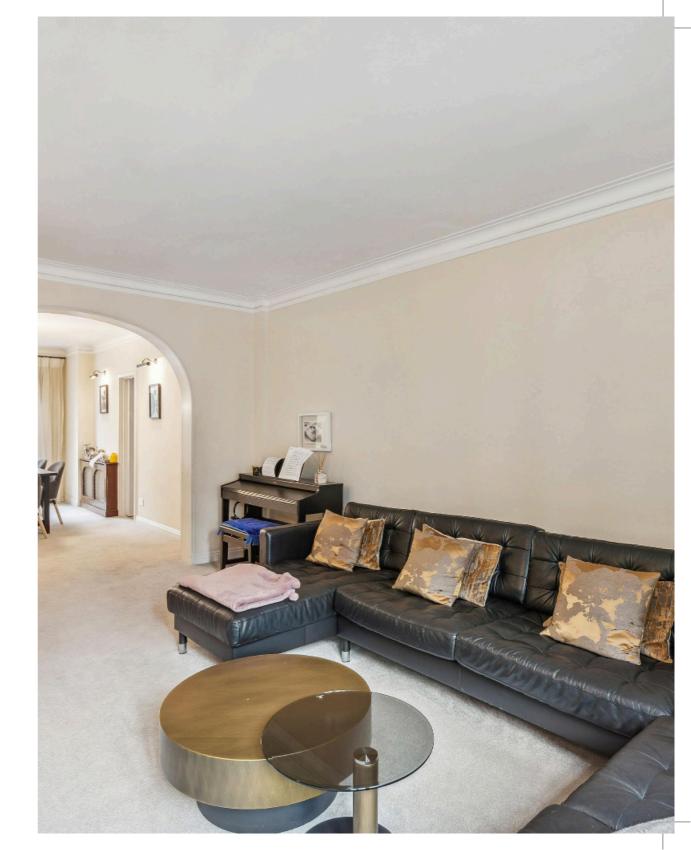
Tenure: Share of freehold plus leasehold, approximately 964 years remaining

Service charge: £15,164.26 per annum

**Ground rent:** £25 per annum

Local authority: City of Westminster

Council tax band: G





The apartment has a share of the freehold and has approximately 964 years remaining on the lease.

Westminster Gardens is located is an Art Moderne residential block which was built in the mid 1930's and designed by TP Bennett & Sons





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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