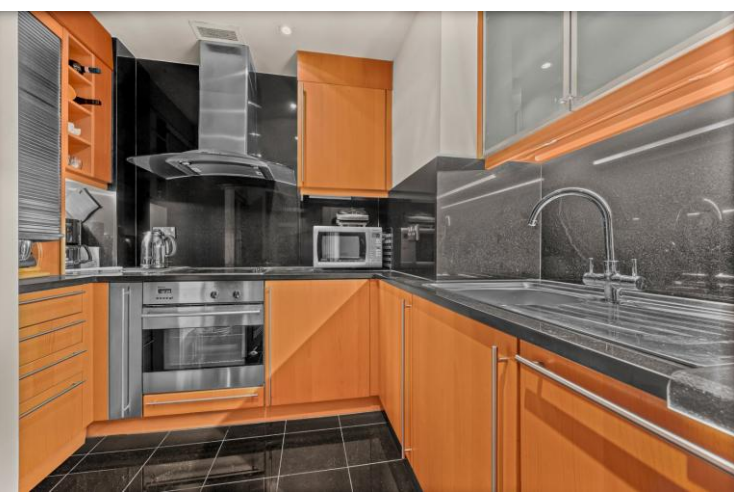




St. Johns Building
79 Marsham Street, SW1P

Asking Price £1,250,000

CHESTERTONS





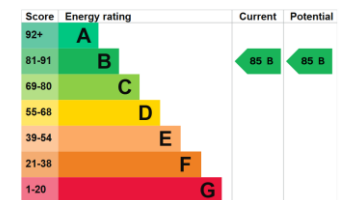
A beautifully presented two-bedroom, two bathroom lateral apartment, set within a highly sought-after portered development in the heart of Westminster. The development offers an excellent range of resident facilities, including a gym, spa and secure parking. The property is offered with no onward chain.

The apartment extends to over 1,300 sq ft and provides an impressive sense of space throughout. The generous reception room is ideal for both entertaining and everyday living, with a separate fully fitted kitchen featuring integrated appliances. The property is benefited with two balconies, the reception room and one for the bedroom. The spacious principal bedroom benefits from built-in storage and a private en-suite bathroom, while the second double bedroom is served by a well-appointed family bathroom.

An exceptional opportunity to acquire a substantial apartment in a prestigious Westminster development, combining generous lateral accommodation with excellent resident amenities and secure parking.

Marshall Street is conveniently located moments from a number of London's most famous landmarks with easy access to shops, cafes and restaurants of Westminster and Victoria Street and excellent transport links at Westminster (Jubilee, District and Circle lines) and Victoria (Victoria, District and Circle lines, mainline station and Gatwick Express).

- Beautifully presented two-bedroom, two-bathroom lateral apartment extending to over 1,300 sq ft
- Generous reception room offering alongside a separate fully fitted kitchen with integrated appliances.
- Spacious principal bedroom with built-in storage and a private en-suite bathroom, complemented by a second double bedroom
- Facilities, including a gym, spa and secure parking
- Prime Westminster location, moments from the shops, cafés and restaurants of Westminster and Victoria
- Exceptional transport connections with Westminster Underground Station



Tenure: Leasehold 970 years Remaining

Service Charge: £18,000 Per Annum

Ground Rent: £250 Per Annum

Local Authority: City of Westminster

Council Tax Band: H

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

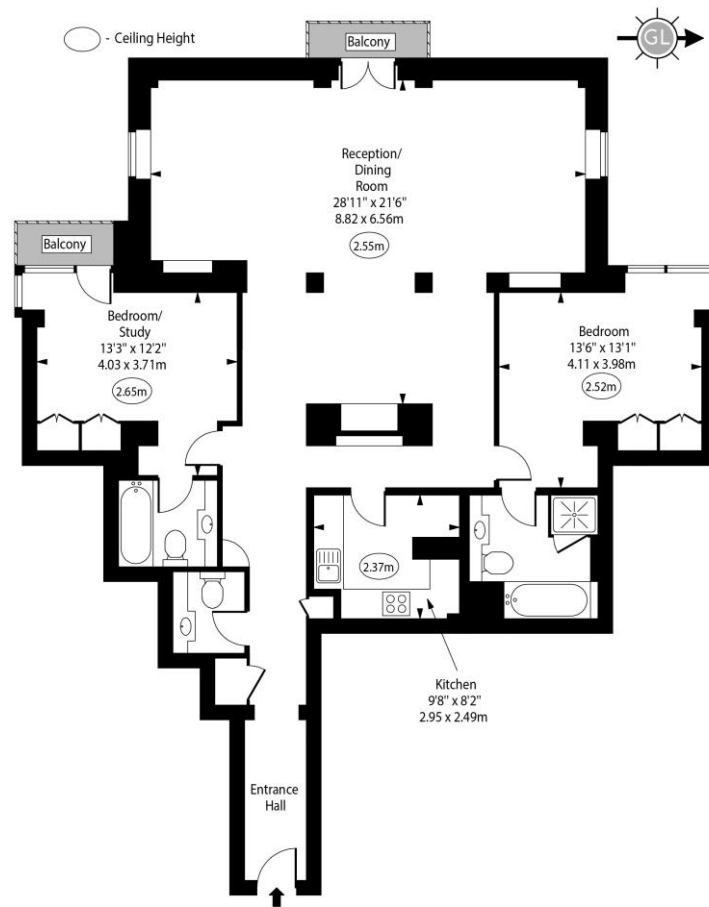
SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

St. Johns Building,
Marham Street, SW1P



Fifth Floor

Approx Gross Internal Area 1328 Sq Ft - 123.37 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
Ref. No. 032725J

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