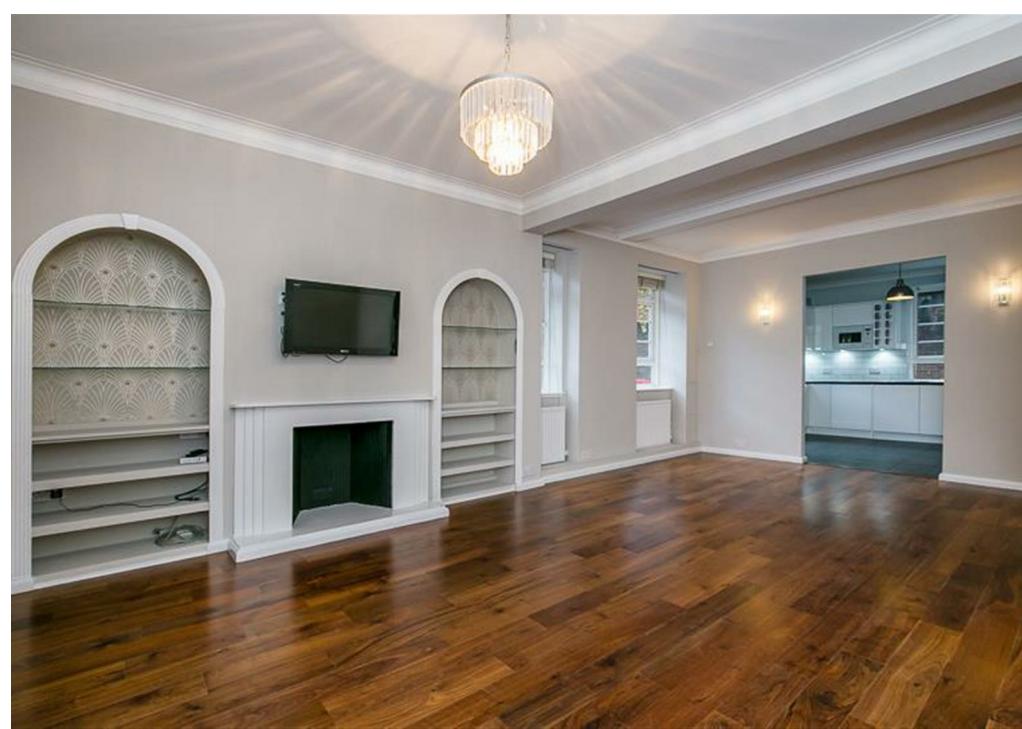


FLAT 10, WESTMINSTER GARDENS MARSHAM STREET, LONDON, SW1P 4JA

£4,750 PER MONTH

COUNCIL TAX BAND: G

TRISPENS



A FABULOUS OPPORTUNITY TO RENT THIS EXCEPTIONAL THREE-BEDROOM, TWO-BATHROOM, DUPLEX APARTMENT IN THE PRESTIGIOUS WESTMINSTER GARDENS BUILDING IN THE VERY HEART OF WESTMINSTER. SITUATED ON THE GROUND AND FIRST FLOOR OF THIS EXCEPTIONALLY MAINTAINED BUILDING, THE PROPERTY BENEFITS FROM NOT ONE, BUT TWO, PRIVATE ENTRANCES AT THE FRONT AND BACK OF THE APARTMENT. BOASTING NEARLY FIFTEEN-HUNDRED SQUARE FOOT OF LIVING SPACE THE PROPERTY COMPRISES OF A GENEROUSLY SIZED RECEPTION ROOM, LEADING DIRECTLY TO THE RECENTLY RENOVATED FAMILY KITCHEN. THERE ARE FOUR LARGE STORAGE CLOSETS ON THE GROUND FLOOR ALONG WITH A GUEST LOO, JUST OFF THE ENTRANCE HALL. CONVENIENTLY, THERE IS BOTH A FRONT AND BACK DOOR TO THIS PROPERTY. UPSTAIRS THERE IS A GOOD-SIZED MASTER BEDROOM WITH EN-SUITE BATHROOM AND FITTED WARDROBES, TWO FURTHER BEDROOMS, A FAMILY BATHROOM AND ANOTHER TWO LARGE STORAGE CLOSETS. THE PROPERTY HAS JUST BEEN FULLY REDECORATED AND IS LOOKING IT'S VERY BEST. WESTMINSTER GARDENS IS A TRULY SPECIAL BUILDING AND TENANTS WILL BENEFIT FROM OFF-STREET PARKING, SECURE BIKE STORAGE, FREE HOT WATER, ONSITE CCTV SYSTEM, ACCESS TO SUPER-FAST FIBRE-OPTIC BROADBAND, AND POSSIBLY THE NICEST TEAM OF PORTERS IN WESTMINSTER. THE FINAL SELLING POINT IS A REMARKABLE COMMUNAL ROOF TERRACE ON THE 9TH FLOOR, FREE FOR RESIDENTS TO USE AT THEIR LEISURE, OFFERING PANORAMIC VIEWS OF THE CITY OF WESTMINSTER AND A GREAT PLACE TO SPEND AN AFTERNOON. WESTMINSTER UNDERGROUND STATION IS JUST A SHORT WALK (DISTRICT AND CIRCLE LINE) AS IS PIMLICO UNDERGROUND STATION (VICTORIA LINE). LIVING IN SUCH A LOCATION OFFERS AN ENVIEABLE AMOUNT OF SHOPS, BARS RESTAURANTS AND SOME OF THE WORLD'S BEST MUSEUMS AND GALLERIES JUST MOMENTS AWAY, INCLUDING THE TATE BRITAIN AND THE CHURCHILL WAR ROOMS.

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Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate
No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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