



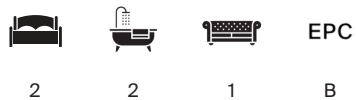
## DRAKE HOUSE

Westminster SW1P



## A BEAUTIFULLY FINISHED APARTMENT FOR SALE IN DRAKE HOUSE

Ideally located in central London.



Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold. Approximately 996 years remaining on the lease.

Ground rent: £750 per annum, reviewed annually, please enquire for next review date

Service charge: £10,755.70 per annum, reviewed annually, please enquire for next review date

**Guide Price: £1,275,000**

A beautifully presented two-bedroom apartment available in this sought-after luxury development located in the heart of Westminster.

This stunning apartment offers an abundance of lateral space with a large entrance hall which leads you into an open-plan reception room with an open plan kitchen/dining area with smart integrated Siemens appliances. A spacious principal bedroom with a bathroom suite, a second bedroom with a bathroom suite, both with fitted wardrobes, and two outdoor terraces. There is comfort cooling throughout and underfloor heating. Residents benefit from a grand entrance lobby, with a 24-hour concierge and security, a lift. Drake House, Marsham Street is centrally located and is nearby Whitehall, The Houses of Parliament, Westminster Abbey, Buckingham Palace, and the Tate Gallery. The transport links of St James's Park, Westminster, and Victoria are local.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



Sixth Floor

Drank House, SW1P  
 Approximate Gross Internal Area Total = 109.8 sq m / 1182 sq ft  
 Reduced Headroom = 1.5 sq m / 16 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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