



Horseferry Road
London, SW1P

Asking Price £2,000,000

CHESTERTONS





The Courthouse is an impressive contemporary development set on the historic site of the former Westminster Magistrates' Court. This exceptional apartment features two private balconies, both offering breathtaking views across London's iconic skyline.

The property's interior designed by Red Zabrano comprises a spacious entrance hall leading into a bright open-plan kitchen fitted with Miele appliances and integrated wine fridge, ideal for modern living and entertaining. There are three double bedrooms all with bespoke built in storage and two stylish bathrooms. A standout feature of this home is the pair of adjacent balconies accessed directly from the main triple aspect living space, providing fantastic views including landmarks such as Big Ben and Westminster Abbey.

Additional benefits include comfort cooling, central heating, concierge service, access to a residents' fitness suite, secure allocated underground parking and tranquil landscaped courtyard garden

Excellent transport connections are close by, with Pimlico Underground Station (Victoria line) approximately 0.5 miles away, St James's Park Underground Station (Circle and District lines) also around 0.5 miles away, and Westminster Underground Station (Circle, District, and Jubilee lines) just 0.6 miles from the property.

- Prestigious contemporary development set on the historic site of the former Westminster Magistrates' Court.
- Two private balconies offering breathtaking panoramic views of London's skyline, including Big Ben and Westminster Abbey.
- Beautiful interior designed by Red Zabrano with a spacious entrance hall and bright open-plan living area.
- High-spec kitchen featuring Miele appliances and an integrated wine fridge, perfect for entertaining.
- Three double bedrooms with bespoke built-in storage and two stylish modern bathrooms.
- Luxury amenities include comfort cooling, concierge, residents' gym, secure parking, and excellent transport.

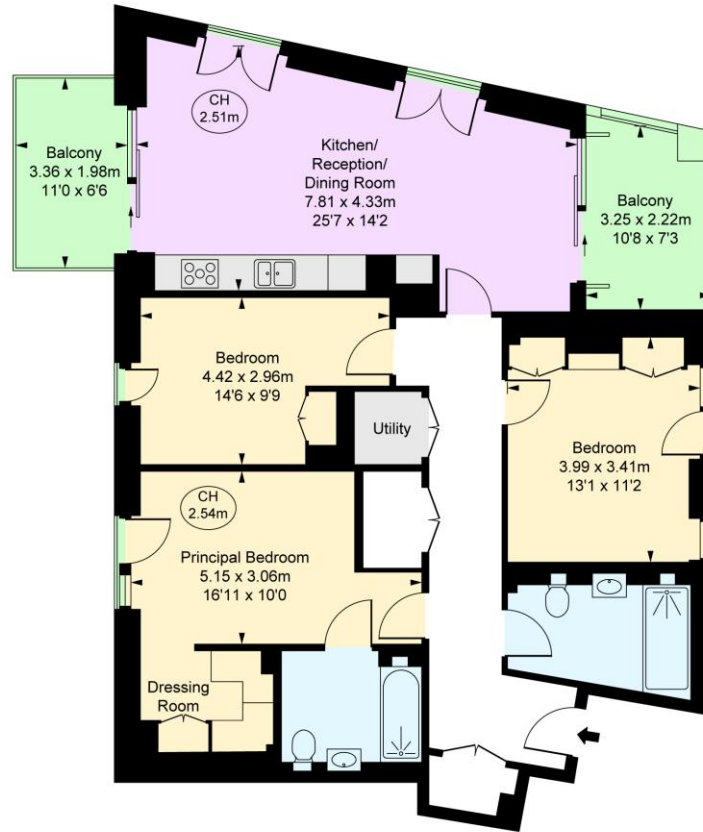
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 986 years 7 months
Service Charge: £11,476 Per Annum
Ground Rent: £2,248 Per Annum
Local Authority: Westminster
Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road
 London
 SW1V 1DZ
 westminster@chestertons.co.uk
 020 3040 8201
 chestertons.co.uk

The Courthouse,
Horseferry Road, SW1P
Approximate Gross Internal Area
108.05 sq m / 1,163 sq ft
(CH = Ceiling Heights)



Seventh Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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