



Marsham Street, SW1P | £3,250 Per Month



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, Westminster, SW1P

A stunning two double bedroom apartment situated within the desirable Marsham Court mansion block.

Finished to a very high standard throughout, the property comprises a spacious open plan reception room with a modern fitted kitchen, a principal bedroom with en suite bathroom, a further double bedroom and a contemporary family shower room.

The apartment further benefits from wood flooring throughout, stylish fixtures and fittings, and good bedroom storage. Residents of Marsham Court also benefit from 24 hour portage, communal heating and hot water.

Marsham Court is ideally located close to the junction of Marsham Street and Horseferry Road. The property is well placed for excellent transport links, with Pimlico Underground Station on the Victoria Line located a short distance away, providing regular services to London Victoria and beyond. Numerous bus routes also run along Marsham Street and Horseferry Road, offering convenient access into Central London.

EPC Rating: C  
Council Tax Band: F





# Marsham Street, Westminster, SW1P

**Per Month:**  
£3,250 Per Month subject to contract.

**Tenure:**

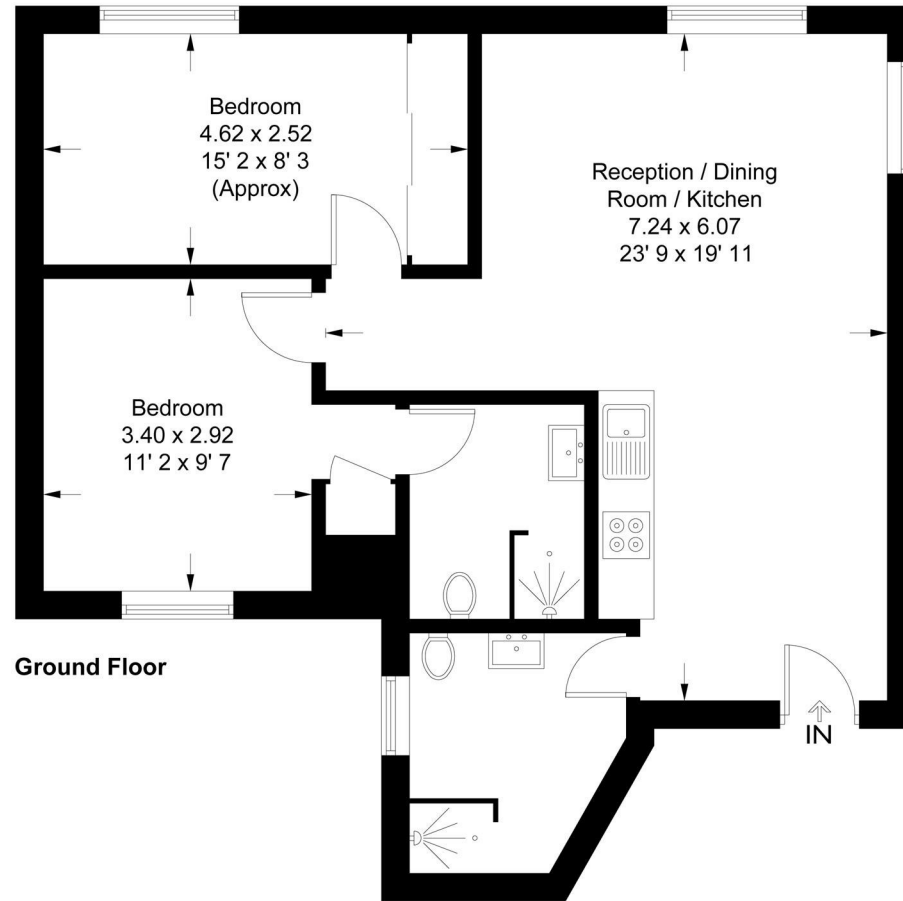
**Local Authority:**  
Westminster City Council

**Council Tax Band:**  
F

**Approximate Gross Internal Area:**  
710.00 sq ft

## Marsham Court

Approximate Gross Internal Area = 710 sq ft / 66 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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