



Flat 27

Marsham Street | | London | SW1P 4LY

Offers In The Region Of £2,600,000



**STRETTONS**

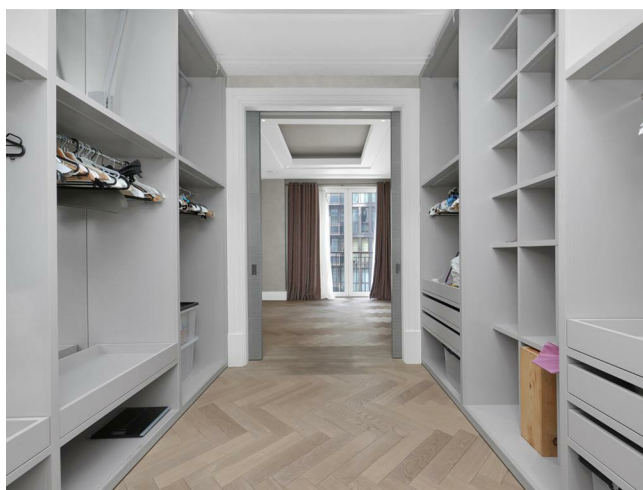
## Key features

- Exceptional Three Bedroom Third Floor Apartment
- Sold On A Chain Free Basis
- Three Luxury Bathrooms
- Sought After Location
- 987 Years Remaining on Lease
- Concierge Service
- Ground Rent of £1,910 Per Annum
- Service Charge is Approximately £22,785 Per Annum

## Description

The property comprises an exceptional three-bedroom, third-floor apartment, situated within the prestigious Drake House at 76 Marsham Street, SW1P. This elegant residence features a beautifully proportioned open-plan reception and dining area, flooded with natural light from expansive windows, creating a refined yet welcoming atmosphere. The bespoke contemporary kitchen is thoughtfully designed, incorporating premium integrated appliances, sleek cabinetry, and high-specification finishes—ideal for both entertaining and everyday living.

## Directions







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
163.5 sq m / 1759 sq ft

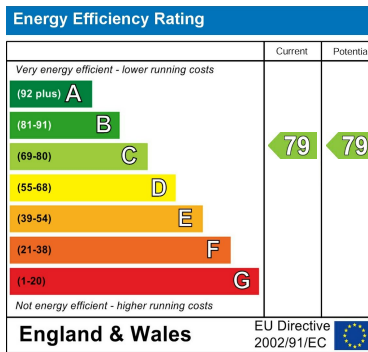
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
8.8 sq m / 95 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Paved area etc.  
11.1 sq m / 119 sq ft

RESTRICTED HEAD HEIGHT  
Larder and area under stairs  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Council Tax Band G    EPC Rating C



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