



Marsham Street  
Westminster, SW1P

Asking Price £1,000,000

CHESTERTONS





A spacious 2 bedroom 2 bathroom lateral flat in a sought after portered development, with gym, spa and parking, in the heart of Westminster.

The apartment has a large reception room with a separate kitchen with marble work tops. The master bedroom has built in storage as well as an EnSite bathroom. There is a good sized 2nd bathroom which serves the 2nd double bedroom. The flat is over 1,100 sq. ft. creating a fabulous spacious home.

Marsham Street is conveniently located moments from a number of London's most famous landmarks with easy access to shops, cafes and restaurants of Westminster and Victoria Street and excellent transport links at Westminster (Jubilee, District and Circle lines) and Victoria (Victoria, District and Circle lines, mainline station and Gatwick Express).

- Spacious two-bedroom, two-bathroom lateral apartment extending to over 1,100 sq ft.
- Located within a sought-after portered development with residents' gym, spa and secure parking.
- Bright and generous reception room with a separate contemporary kitchen featuring marble worktops.
- Principal bedroom with built-in wardrobes and en suite bathroom, plus a well-proportioned second double bedroom
- Ideally positioned in the heart of Westminster, moments from St James's Park, Parliament and the River Thames.
- Excellent transport links via Westminster and Victoria stations, with an array of shops, cafés and restaurants nearby.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold 970 years 8 months  
**Service Charge:** £10,320 (approximately)  
**Ground Rent:** £125  
**Local Authority:** City of Westminster  
**Council Tax Band:** H

*Chestertons Westminster & Pimlico Sales*

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APPROX. GROSS INTERNAL FLOOR AREA 1117 SQ FT / 104 SQ M

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