



Marsham Street, SW1P | Asking Price £800,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, Westminster, London

Set in the heart of Westminster on the ever-popular Marsham Street, this superb two-bedroom apartment combines generous proportions with an exceptional central London location.

The property offers two well-balanced bedrooms and a bright, spacious reception room, flooded with natural light and perfectly suited to both relaxed living and entertaining. The layout provides a strong sense of space throughout, creating a comfortable and inviting home.

A standout feature is the private balcony, providing valuable outdoor space in a prime central London setting. Ideal for a morning coffee or unwinding in the evening, it offers a peaceful retreat above the city and enhances the overall sense of light and openness within the apartment.

Residents benefit from a secure, well-maintained building, offering peace of mind in a prime city setting. Ideally positioned, the apartment is just moments from Westminster's most iconic landmarks, an array of cafés and restaurants, and excellent transport links, placing the very best of London within easy reach.

This is an excellent opportunity to secure a bright, well-appointed home in one of central London's most desirable locations.

Tenure: Share of Freehold  
Lease Years Remaining: 957  
Service Charge: £9,075.40 pa  
Annual Ground Rent: Peppercorn  
Council Tax Band: F





# Marsham Street, Westminster,

**Asking Price:**  
£800,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

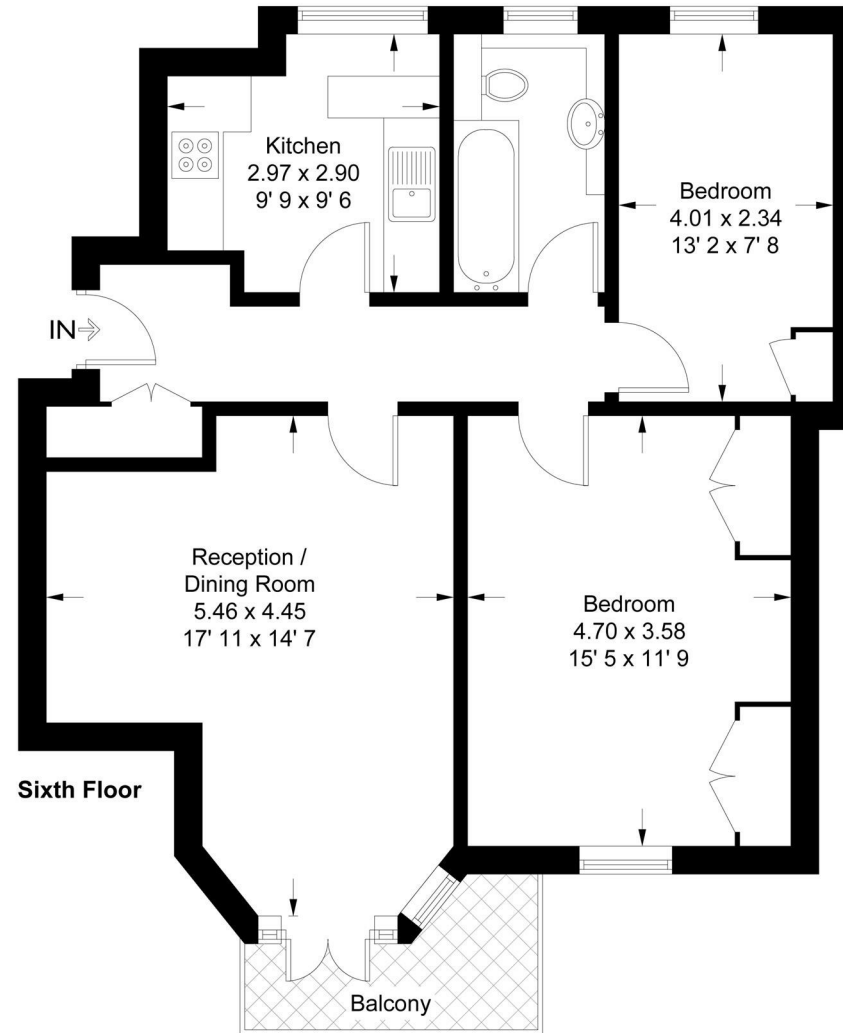
**Local Authority:**  
Westminster Council

**Council Tax Band:**  
F

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

## Marsham Court

Approximate Gross Internal Area = 739 sq ft / 68.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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