



Marsham Street, SW1P | Asking Price £400,000



TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS

Marsham Street, Westminster, London

A well presented one bedroom flat offering an excellent opportunity to acquire a characterful home in the heart of Westminster.

Extending to approximately 406 sq ft, the flat is arranged to provide a bright open plan reception room with space for both dining and a modern fitted kitchen, a separate double bedroom, and a smart bathroom. The accommodation has been neatly maintained and would suit a first time buyer, pied à terre purchaser or investor seeking a well located London base.

The flat enjoys a pleasant position within this handsome red brick block, which forms part of the historic Millbank Estate, and benefits from an attractive communal courtyard setting. Morland House is ideally placed for the amenities of Westminster, Pimlico and Victoria, with excellent transport connections close at hand, together with the open spaces of St James's Park.

A charming period apartment in a highly convenient central London setting.

Tenure: Leasehold
Lease Years Remaining: 172
Service Charge: £1,016.67
Annual Ground Rent: £10
Council Tax Band: E





Marsham Street, Westminster,

Asking Price:
£400,000 subject to contract.

Tenure:
Leasehold

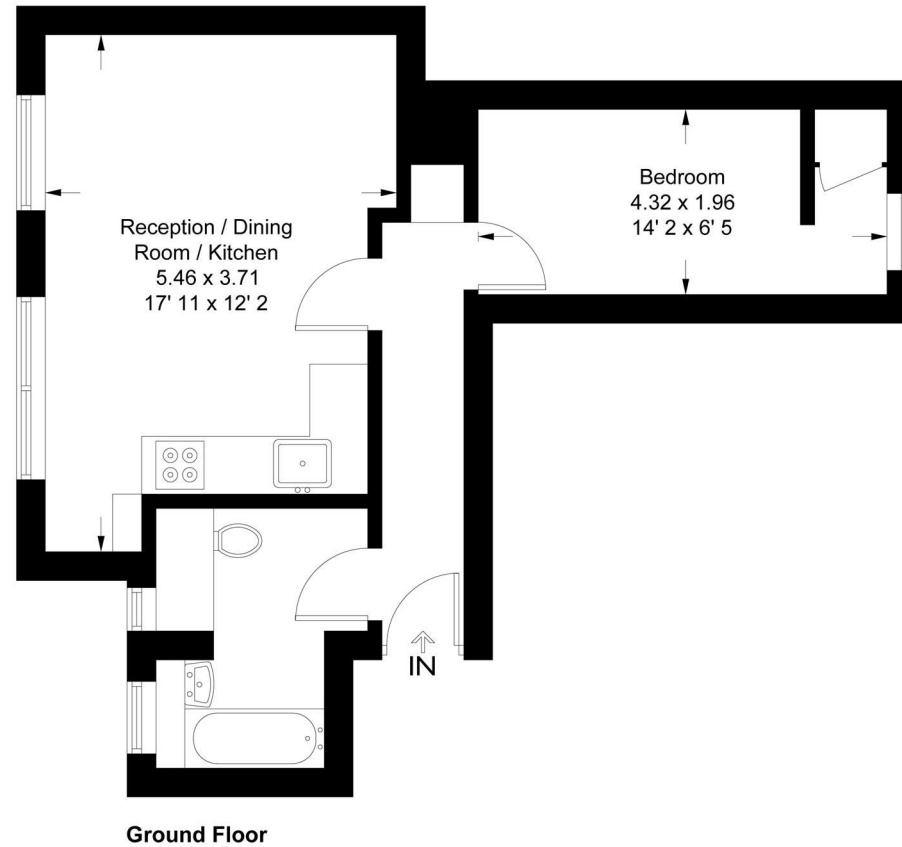
Local Authority:
City of Westminster

Council Tax Band:
B

Approximate Gross Internal Area:
406.00 sq ft

Marsham Street

Approximate Gross Internal Area = 406 sq ft / 37.7 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) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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020 7222 5510

info@tuckermanresidential.co.uk
52 Moreton Street, London, SW1PV 2PB
www.tuckermanresidential.co.uk