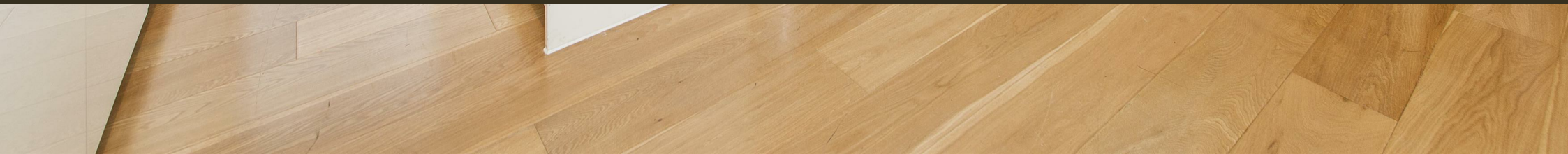




102 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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## £675,000 Leasehold

We are pleased to offer this 2 bedroom apartment available for sale on the 1st floor (with lift) of this small modern development junction of Marsham Street and Page Street. This property is approx. 640sq.ft (59.5sq.m) and further benefits from a dual aspect open plan reception room with a smart integrated kitchen with a breakfast bar, two double bedrooms with fitted wardrobes and modern bathroom. Marsham Street is extremely convenient for access to many of the renowned local landmarks is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament and Westminster Abbey. The local transport links of Victoria Station is nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities and restaurants such as The Vincent Rooms, The Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. You are just a short walk away from the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. Garton Jones are based on site and manage this apartment.

EPC Rating C (72)

Service Charges: £5200 per Annum  
(including Sinking Fund)

Ground Rent: £300 Per Annum

Leasehold: 999 years from 25th March 2014 Expires 3013

Council Tax Band F (London Borough of Westminster)

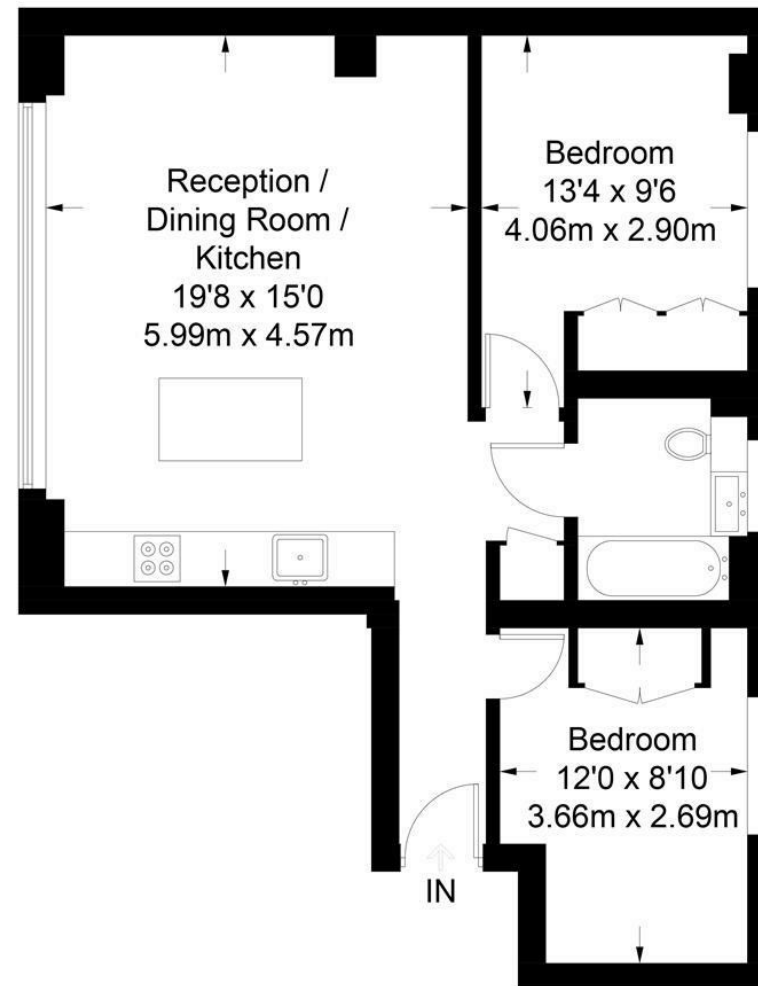
- 2 Bedroom Apartment
- 1st Floor (Lift)
- 640sq.ft (59.5sq.m)
- Open Plan Reception Room
- Smart Integrated Kitchen
- Modern Bathroom
- Sold With Vacant Possession
- Close to Local Amenities
- Walking Distance to St James's Park, Westminster & Victoria Rail/Tube Links



EPC certificate available on request.

# Altayar House

Approximate Gross Internal Area = 640 sq ft / 59.5 sq m



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

