



79 Marsham Street, Westminster  
London SW1P

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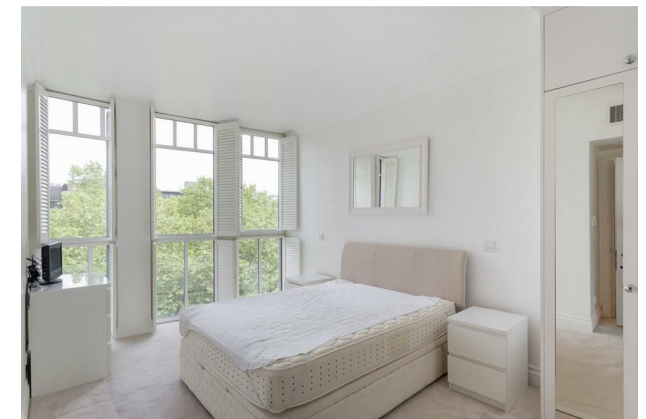
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## £1,400,000 Leasehold

We are delighted to offer this bright and spacious 2 bedroom sub penthouse apartment available for sale in this this luxury development in the heart of Westminster. The property measures at 1089 Square Feet (101 Sq.M). The accommodation comprises of a smart open plan kitchen with a breakfast bar, a large L shaped open plan reception and dining area with access to a small balcony offering superb roof top views towards the London Eye and Houses of Parliament and St Johns Garden Square. There is a study space off of the reception room which offers the opportunity to convert this into a closed 3rd bedroom/office room. There are 2 double bedrooms with fitted wardrobes, access to a further balcony and 2 bathrooms (with 1 being en-suite to the master bedroom). Further benefits include wood flooring, comfort cooling and secure underground valet parking. Residents will enjoy a full 24 hour concierge service and have access to a fully equipped gymnasium with plunge pool, sauna and treatment rooms. Marsham Street is extremely well located to the transport links of St James's Park, Westminster and Victoria which are all within walking distance. The superb iconic London landmarks of Big Ben, Houses of Parliament and the Tate Gallery are close by. Just a short walk away is the Chelsea College of Arts and St Johns Smith Square Concert Halls offering a variety of classical musical performances. There is an abundance of local amenities including a variety of retail stores along Victoria Street with the Curzon Cinema and many restaurants including the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. \* some of these images have been enhanced with CGI Furniture.

Service Charges: £13,000 Per Annum (Including sinking fund contribution and valet parking)  
Ground Rent: £500 Per annum  
Long Leasehold: 999 years from 1 January 1998 (972 Years Remaining)  
EPC 83 (B) Council Tax Band H (London Borough of Westminster)

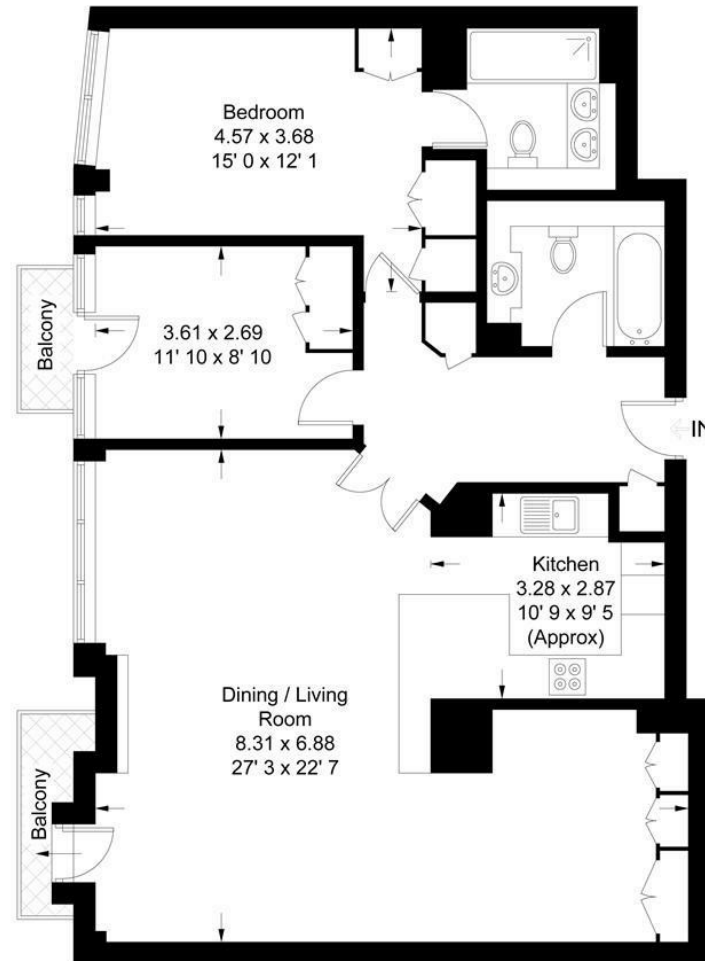
- Superb Garden And Parliament Facing Sub Penthouse
- Air Conditioning
- 9th Floor (Lift) & 1089 Square Feet (101 Sq.M)
- 2 Bedroom Apartment Potential for 3rd Bedroom/Office
- Open Plan Reception Room
- EWS1 Compliant & Sold With Vacant Possession
- 2 Modern Bathrooms (1 En-suite)
- Fantastic Views Of The Communal Gardens and Big Ben
- Residents Gymnasium & Sauna
- Secure Underground Valet Parking



EPC certificate available on request.

# St. John's Building

Approximate Gross Internal Area = 1089 sq ft / 101.2 sq m



## Ninth 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



