



76 Marsham Street, Westminster  
London SW1P

GARTONJONES.COM



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## £1,350,000 Leasehold

We are delighted to offer for sale this well presented 2 bedroom apartment located in this extremely sought after development in the heart of Westminster. The property offers high ceilings throughout with an open plan reception room with a magnificent bay window with floor to ceiling windows and a high smart integrated kitchen with Siemens appliances. The master bedroom has a luxury en-suite bathroom with a generous walk in wardrobe area. There is a further double bedroom with fitted wardrobes and an additional guest bathroom. The apartment benefits from Control4 home automated system which provides climate control for the comfort cooling and underfloor heating system. Residents of Drake House enter via a grand entrance lobby with a full 24 hour concierge service. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey, Buckingham Palace and the Tate Gallery. The transport links of St James's Park, Westminster and Victoria are all within walking distance. The neighbouring area offers fantastic shopping services of Regent Street, Oxford Street, Mayfair and Knightsbridge. In the immediate region there is an extensive choice of amenities, restaurants and cafes. For culture lovers 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.

EPC Rating: D (66)

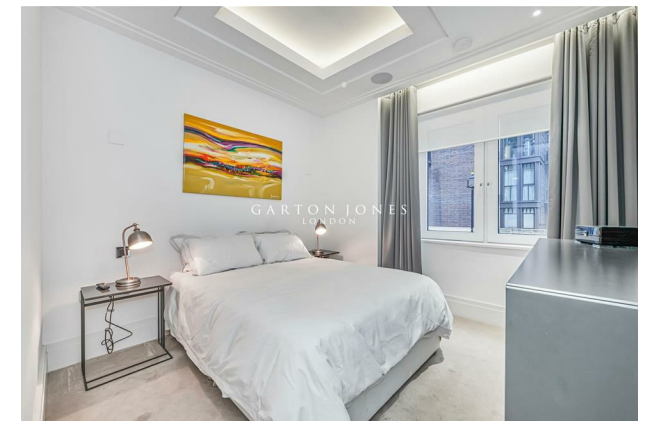
Service Charges: £10,800 Per Annum (Including Comfort Cooling, Hot Water and Sinking Fund Contribution)

Ground Rent: £1250 Per Annum

Long Leasehold: 999 Years From 2014 (988 Years Remaining)

Council Tax Band F (London Borough of Westminster)

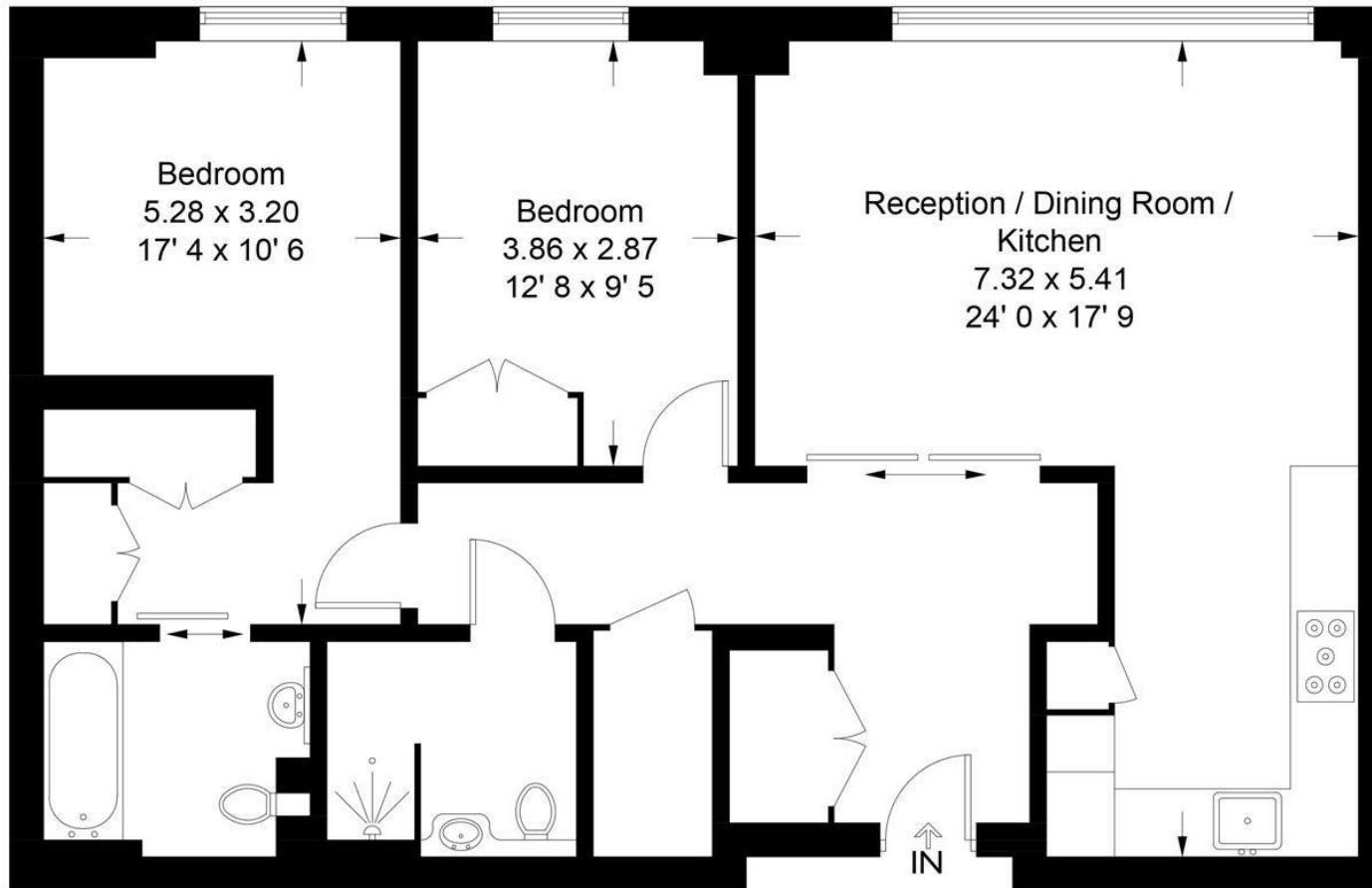
- Luxury 2 Bedroom Apartment
- 1st Floor (Lift)
- 919 Square Feet (85.4 Sq. M)
- Open Plan Reception Room
- Kitchen with Siemens Integrated Appliances
- 2 Luxury Bathrooms (1 En-Suite)
- Sold With Vacant Possession
- 24 Hour Concierge
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James's Park, Westminster and Victoria Station



EPC certificate available on request.

## Drake House

Approximate Gross Internal Area = 919 sq ft / 85.4 sq m



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

