



47 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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## £750,000 Leasehold

We are delighted to offer this beautifully presented apartment located on the 1st floor of this secure development located in the heart of Westminster. The property is sold with vacant possession and benefits from a separate contemporary integrated kitchen, reception room with doors leading to a fabulous dining area that could be configured as a 2nd bedroom which has fitted wardrobes, master bedroom with fitted wardrobes and a modern stylish bathroom. As a resident of Romney House you will also have use of the well-equipped gymnasium and a secure 24 hour concierge service. Marsham Street 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 Cinnamon Club, the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. Just a short walk away is St Johns Smith Square Concert Halls offering a variety of classical musical performances. Garton Jones are based on site so are readily available for viewings

Long Leasehold: 974 Years Remaining  
Service Charges: £6000 Per Annum Including Sinking Fund Contribution  
Ground Rent: £350 Per Annum  
Council Tax Band F (London Borough of Westminster)  
EPC D (60)

- Beautifully Presented 2 Bedroom Apartment
- 1st Floor (Lift)
- 623 Square Feet (57.9 Sq.M)
- Reception Room
- New Contemporary Integrated Kitchen
- Modern Bathroom
- Sold With Vacant Possession
- 24 Hour Concierge
- Resident's Gym
- Walking Distance to St James's Park, Westminster & Victoria Transport Links



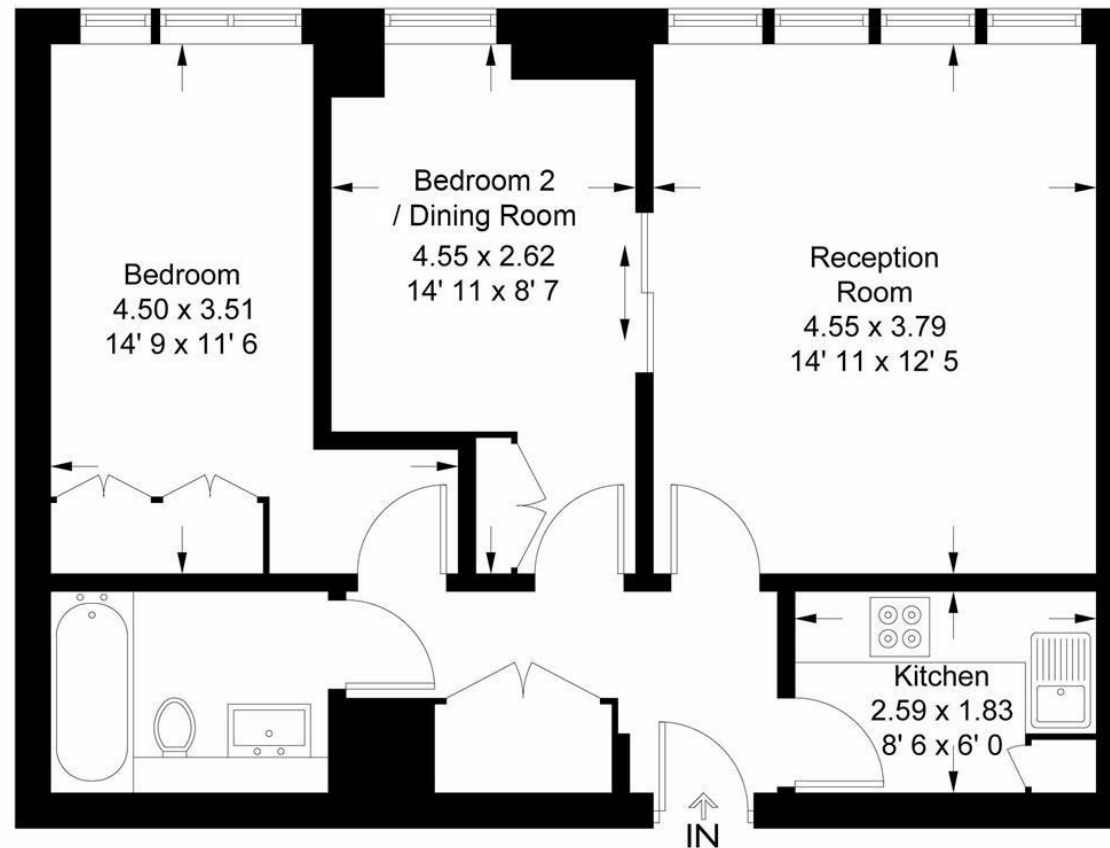
EPC certificate available on request.



## Romney House

Approximate Gross Internal Area = 623 sq ft / 57.9 sq m

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LONDON



**First Floor**

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.





