



Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



## £675,000 Leasehold

We are pleased to offer for sale this 2 bedroom apartment located on the 2nd floor of this well maintained red brick Grade II listed development in the heart of the extremely popular Millbank Estate. The property is offered with vacant possession with accommodation comprising of a reception room, separate kitchen, 2 double bedrooms, bathroom and a separate WC. Internal viewing is highly recommended to capture the essence of the natural light and outlook from all of the principle rooms.

Morland House is located along Marsham Street and was named after the distinguished British painter George Morland. The building is accessed via a secure gate with keypad entry which then leads through an internal courtyard which has been decorated with plants, flowers and a seating area. The development is situated by The Tate Gallery and is only moments from the River Thames and other London attractions such as the Houses of Parliament, Big Ben and The London Eye. The transport links of St James's Park, Pimlico, Westminster and Victoria are all within walking distance. The surrounding area also offers a variety of retail stores, a Curzon Cinema following on from the extensive regeneration of Victoria street a selection of many new restaurants which include Aster, M Victoria, The Ivy Victoria, Flight Club Victoria and many more

Leasehold: 87 Years Remaining  
Service Charges: £1567 Per Annum  
Ground Rent: £10 per Annum

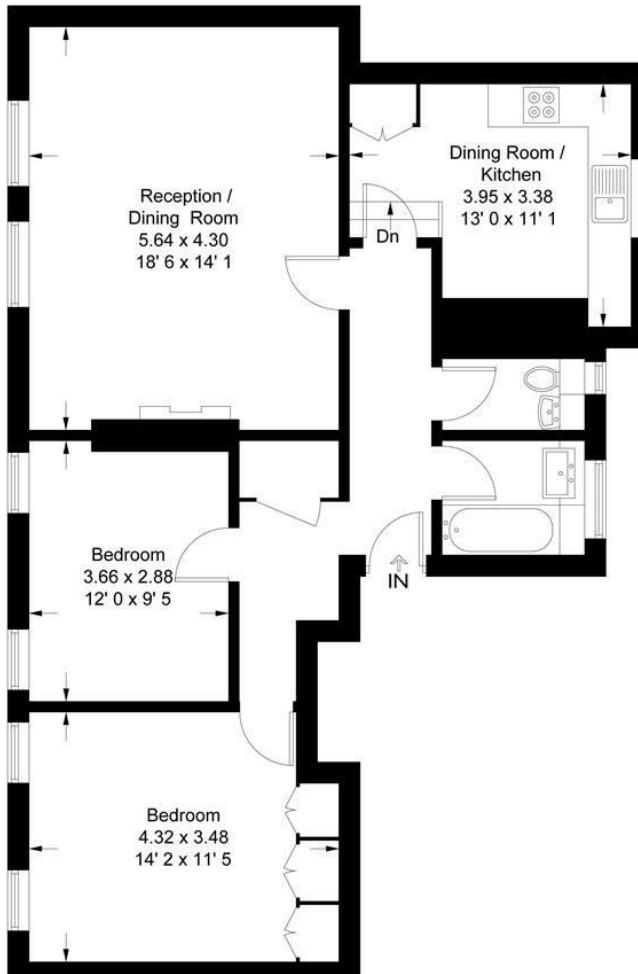
- 869 sq.ft (80.7sq.m)
- 2nd Floor
- 2 Bedroom Apartment
- Reception Room
- Separate Kitchen Diner
- Bathroom & Separate WC
- Grade II Listed Development
- Sold with Vacant Possession
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James's Park, Pimlico, Westminster and Victoria Station



EPC certificate available on request.

**Morland House**

Approximate Gross Internal Area = 869 sq ft / 80.7 sq m



**Second 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 whatever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

