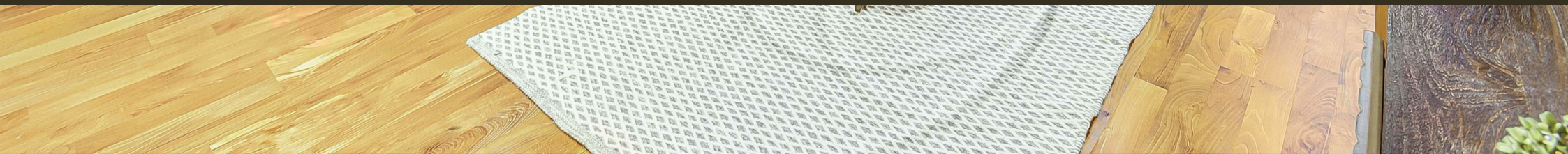




79 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM





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49 Marsham Street Sales +44 (0) 20 7340 0480  
London westminster@gartonjones.com  
SW1P 3DP www.gartonjones.com

## £850,000 Leasehold

EWS1 Compliant - We are pleased to offer for sale this spacious apartment located on the 1st floor (with lift) in this luxury development in the heart of Westminster. The property is sold with vacant possession and includes secure underground valet parking. The accommodation comprises of a separate integrated kitchen, reception room with access to a private balcony offering wonderful views of St Johns Garden Square. There are two double bedrooms both with ample fitted wardrobes and the master bedroom benefits from an en-suite bathroom as well as an additional guest bathroom. Residents of St Johns Building will benefit from a 24 hour concierge service, a leisure suite with gymnasium, plunge pool, sauna, beauty treatment rooms and a secure underground valet parking service. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace as well as the Tate Gallery and Chelsea College of Arts. The transport links of St James's Park, Westminster and Victoria which are all just a stones throw away as well a selection of bus services to The City and The West End. In the surrounding area there is a choice from a variety of amenities and a selection of many restaurants and cafes. Garton Jones are located next to the development so are readily available for viewings.

EPC Rating C  
Long Leasehold: 974 Years Remaining  
Service Charges: £11,026 Per Annum  
Ground Rent: £250 Per Annum  
Council Tax Band H (£1,728.26 Per Annum)

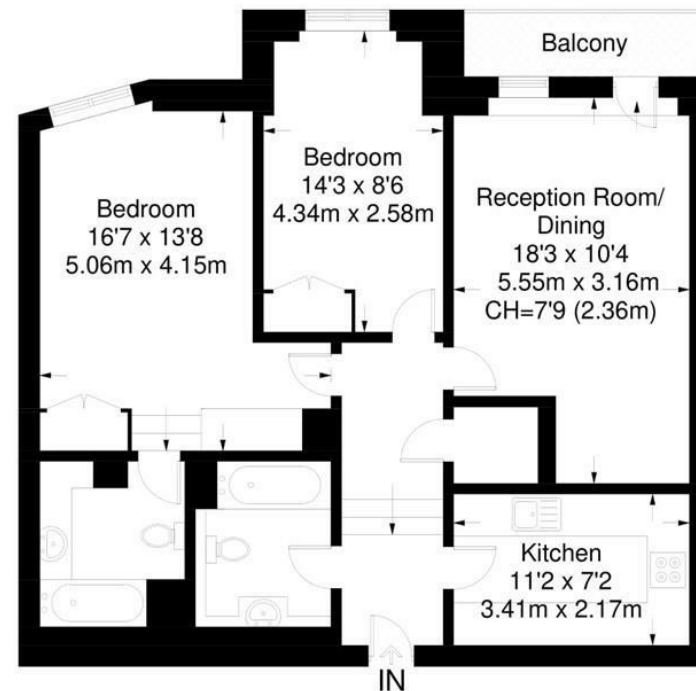
- 2 Bedroom Apartment
- 821 Square Feet (76.3 Sq.M)
- 1st Floor (Lift)
- Reception Room With Fabulous Garden Views & Balcony
- Separate Modern Kitchen
- 2 Bathrooms (En-Suite)
- Secure Underground Valet Parking Space
- 24 Hour Concierge & Residents Only Leisure Suite With Gymnasium, Plunge Pool And Treatment Rooms
- Moments From Excellent Transport Links And Local Amenities
- Sold With Vacant Possession



EPC certificate available on request.

## St Johns Building

Approximate Gross Internal Area = 821 sq ft / 76.3 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.

