



76 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

£1,475,000 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, the flooring in the living area and hallway is a high quality herringbone wood floor 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 C (80)

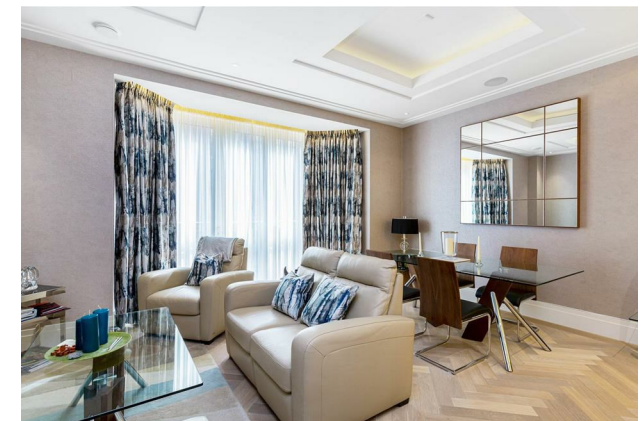
Service Charges: £10,304 Per Annum (Including Comfort Cooling, Hot Water and Sinking Fund Contribution)

Ground Rent: £1250 Per Annum

Long Leasehold: 999 Years From 2014 (989 Years Remaining)

Council Tax Band F (London Borough of Westminster)

- Luxury 2 Bedroom Apartment
- 3rd Floor (Lift)
- 950 Square Feet (88.3 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

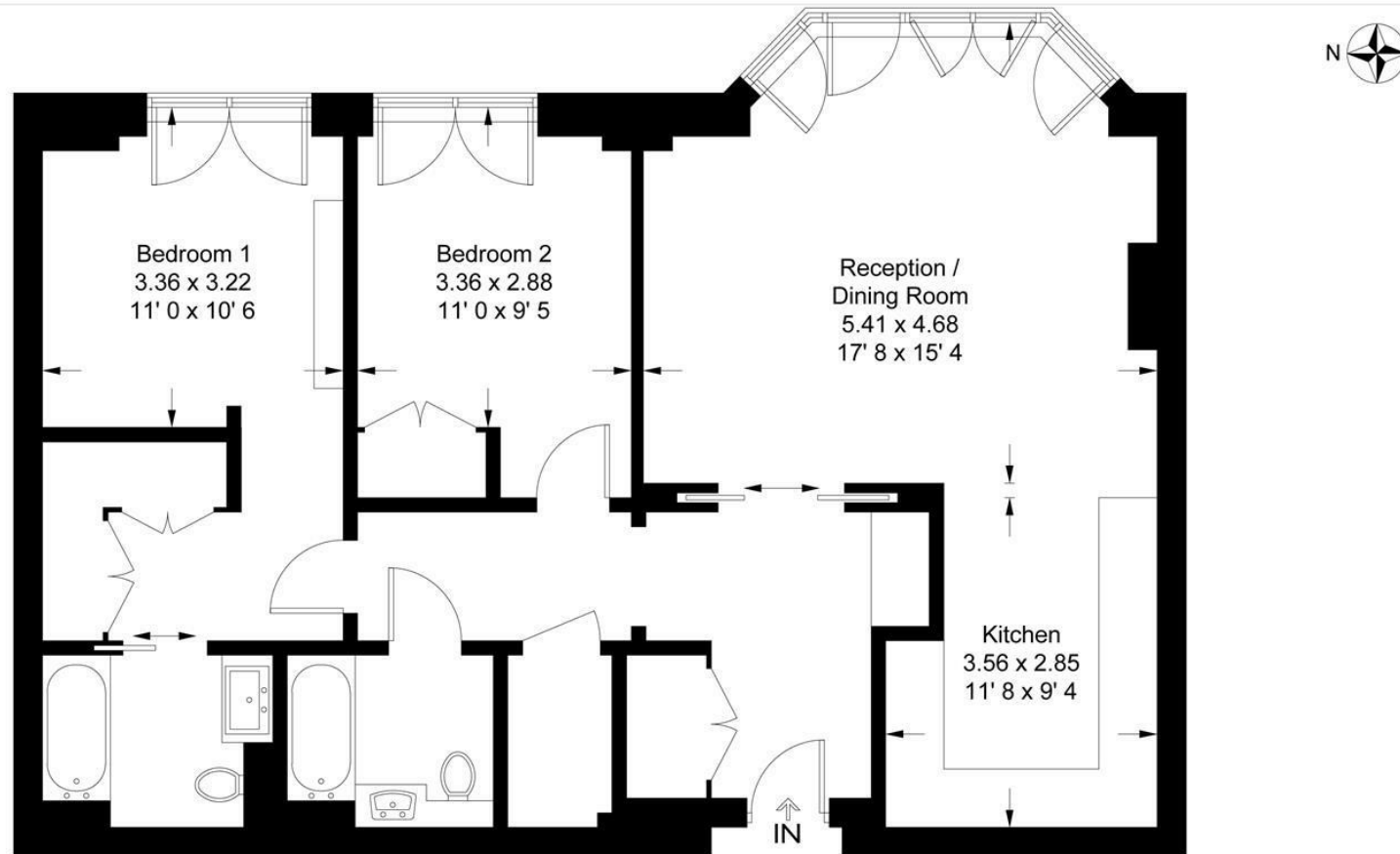


EPC certificate available on request.

Drake House

Approximate Gross Internal Area = 950 sq ft / 88.3 sq m

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Third 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.



