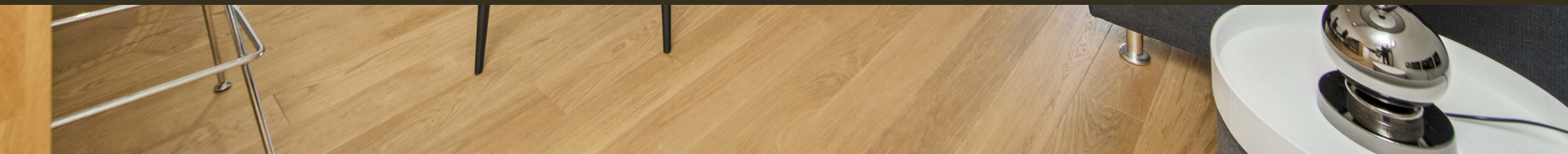




70 Horseferry Road, Westminster
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£1,600,000 Leasehold

We are pleased to offer for sale this fantastic two bedroom apartment measuring at 860 Square Feet (79.9 Sq.M) with lift in this sought after development. The Courthouse is located in the centre of Westminster and is just moments from the River Thames. This spacious apartment further comprises an open plan reception room with floor to ceiling windows, fully fitted kitchen with integrated Miele appliances, two double bedrooms both with fitted wardrobes, two luxury bathrooms (one is en-suite) and access to a private balcony overlooking the communal landscaped gardens. Marsham Street is centrally located and is just a short distance away from Whitehall, The Houses of Parliament, Westminster Abbey and Buckingham Palace. The neighbouring area offers fantastic shopping services of Regents Street, Oxford Street, Mayfair and Knightsbridge. The transport links of St James's Park, Westminster and Victoria are all within walking distance and for culture seekers St Johns Smith Square Concert Halls offers a variety of classical musical performances and the Tate Gallery is just a short walk away.

Westminster Council Tax Band F (London Borough of Westminster)
Long Leasehold: 999 Years from 2014 (989 Years Remaining)
Service Charges: £7374 Per Annum
Ground Rent: £1000 Per Annum
EPC Rating: C (79)

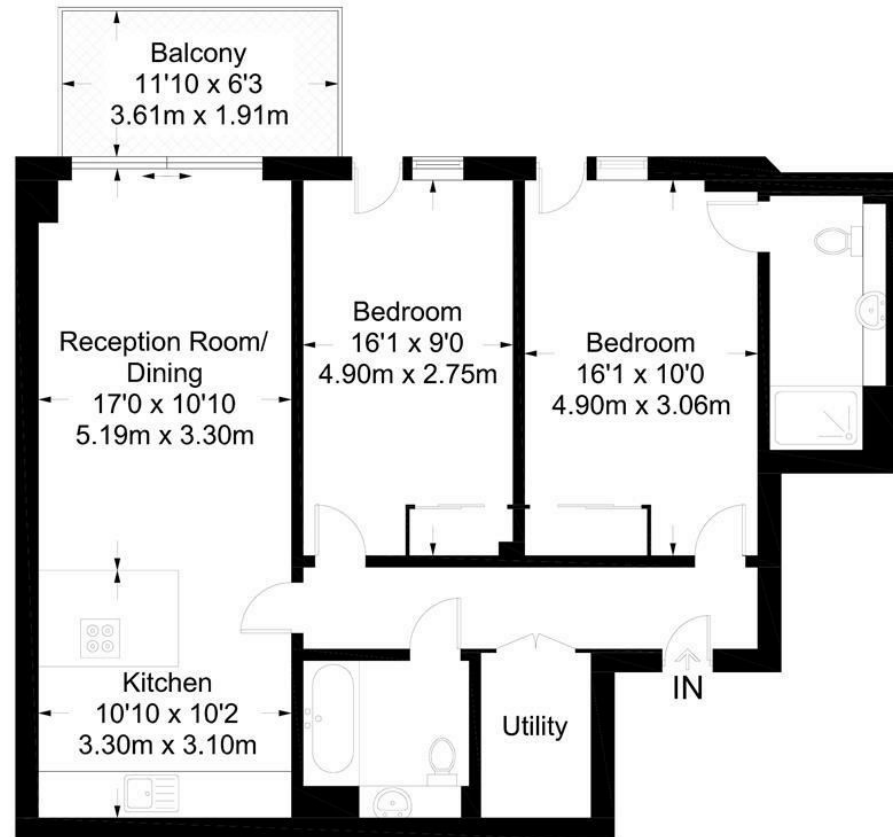
- 2 Double Bedroom Apartment
- 860 Sq.Ft (79.9 Sq.M)
- Open Plan Reception Room
- 2 Bathrooms (One En-suite)
- Large Private Balcony
- Secure Underground Parking
- Residents Gymnasium
- 24 Hour Concierge
- Close To A Selection of Amenities
- Moments From The Transport Links Of Victoria, St James Park, Westminster



EPC certificate available on request.

The Courthouse

Approximate Gross Internal Area = 860 sq ft / 79.9 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.

