



70 Horseferry Road, Westminster
London SW1P

GARTON JONES.COM

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London, SW1P

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49 Marsham Street Sales +44 (0) 20 7340 0480

London

westminster@gartonjones.com

SW1P 3DP

www.gartonjones.com

£795,000 Leasehold

We are pleased to offer this superb one double bedroom apartment located in this popular development on Horseferry Road, only moments from the River Thames. This spacious apartment of approx. 587 Sq. ft (54 Sq. m) further comprises an open plan reception room, a smart fitted kitchen with Miele appliances, fitted wardrobes to the bedroom, a luxury shower room and direct access to a private balcony. Residents will benefit from an array of amenities including a 24 hour concierge, a fully equipped fitness suite and access to an attractive landscaped courtyard garden with water feature. There is an abundance of local amenities including a variety of retail stores along Victoria Street with the Curzon Cinema and many restaurants including the Ivy Bar and Grill and Yaatra based in the Old Westminster Fire Station. The transport links of St James's Park, Westminster and Victoria are all within walking distance. Garton Jones manage this apartment and are located next door so are readily available for viewings.

Service Charges: £7200 Per Annum

Ground Rent: £500 Per Annum

Long Leasehold: 999 Years From 2014

(989 Years Remaining)

Council Tax Band E (London Borough of Westminster)

EPC Rating: B (82)

- One Double Bedroom
- 587 Sq. ft (54 Sq. m)
- Open Plan Reception Room
- Kitchen with Miele Integrated Appliances
- Luxury Shower Room
- 24 Hour Concierge
- Private Balcony
- Residents Leisure Suite with Gym
- Close to Local Amenities Including Shops and Restaurants
- Walking Distance to St James's Park, Westminster and Victoria Station



EPC certificate available on request.

The Courthouse

Approximate Gross Internal Area
587 sq ft / 54.55 sq m



