



47 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM





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## £875,000 Leasehold

We are delighted to offer this extremely well presented 2 bedroom apartment available for sale located on the 5th floor (with lift) of this popular development in the heart of Westminster. The property benefits from a fully integrated kitchen and an open plan reception room with floor to ceiling windows, there are 2 double bedrooms with fitted wardrobes and 2 bathrooms (1 en-suite). Additionally there is a 24 hour concierge, 2 secure underground parking spaces and a residents on-site gymnasium. Romney House is just a short walk from the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and St Johns Smith Square Concert Halls offering a variety of classical musical performances. The local transport links of Victoria Station are nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities in the immediate area and following on from the extensive regeneration of Victoria street a selection of many new restaurants to compliment existing. Distinguished hotels like The Wellington, The Goring, St Ermins', The Westminster are all within very close proximity.

Council Tax Band F (London Borough of Westminster)  
Service Charges: £8500 Per Annum  
Ground Rent: £500 Per Annum  
EPC Rating D (66)

- 2 Bedroom Apartment
- 5th Floor (With Lift)
- Open Plan Reception Room
- Integrated Kitchen
- 2 Bathrooms (En-Suite)
- 24 Hour Concierge
- Secure Tandem Underground Parking Spaces Accommodating 2 Cars
- Close To Local Shops & Restaurants
- Walking Distance To St James's Park, Westminster & Victoria Transport Links



EPC certificate available on request.

## Romney House

Approximate Gross Internal Area = 848 sq ft / 78.8 sq m



Fifth Floor

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.

