



Marsham Street, Westminster  
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GARTON JONES.COM

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## £425,000 Leasehold

A well presented one bedroom apartment located in this well maintained red brick development in the heart of the extremely popular Millbank Estate. The accommodation comprises a reception room, a separate kitchen, double bedroom and modern bathroom. The property would make an ideal rental investment with a current gross rental yield of 5.2% (tenancy expires January 2026). Maclise House is located along Marsham Street and was named after the distinguished history and portrait painter, literary and illustrator, Daniel Maclise. The development is situated by The Tate Gallery and is only moments from the River Thames and other London attractions such as the Houses of Parliament, Big Ben and The London Eye. The transport links of St James's Park, Pimlico, Westminster and Victoria are all within walking distance. The surrounding area also offers a variety of retail stores, a Curzon Cinema following on from the extensive regeneration of Victoria street a selection of many new restaurants which include Aster, M Victoria, The Ivy Victoria, Flight Club Victoria and many more.

Service Charges: £700 Per Annum

Ground Rent: £10 Per Annum

Leasehold: 125 years from 1983 (83 years remaining)

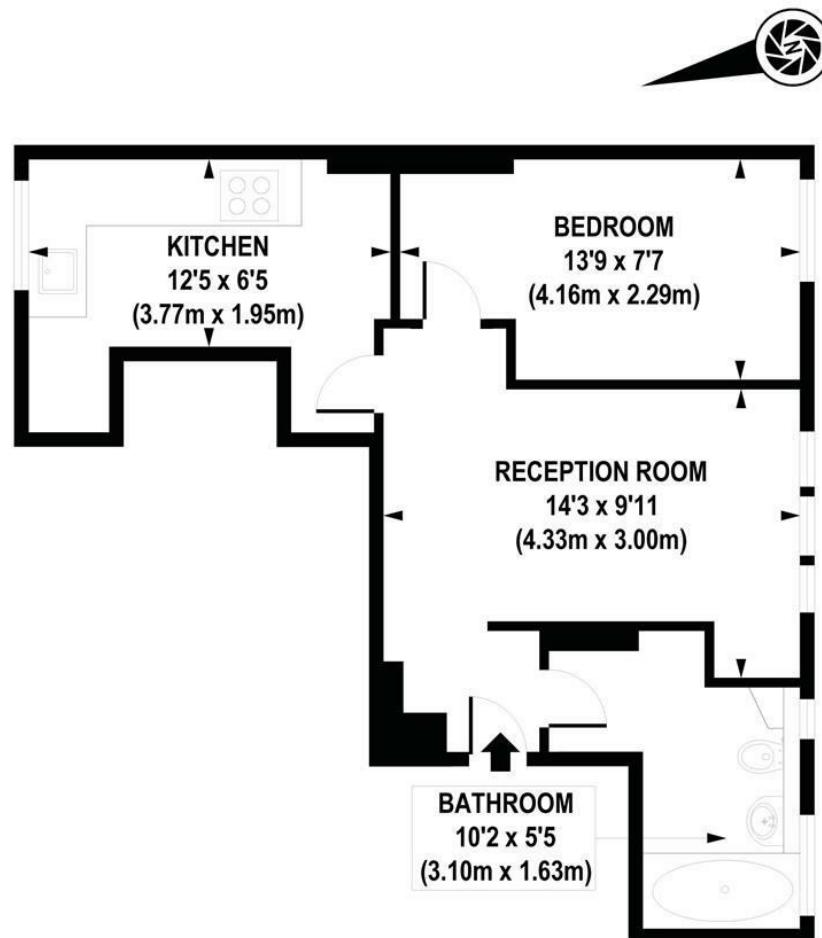
Council Tax Band B (London Borough of Westminster)

EPC Rating E (39)

- 1 Bedroom Apartment
- 410 sq.ft (38.08sq.m)
- Reception Room
- Separate Integrated Kitchen
- Red Brick Development
- Producing A Gross Yield of 5.2%
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James's Park, Victoria & Westminster Station



EPC certificate available on request.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA 410 sq. ft / 38.08 sq. m

