



105 Marsham Street, Westminster  
London SW1P

GARTON JONES.COM



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## £575,000 Leasehold

We are delighted to offer this bright and spacious, beautifully presented apartment for sale in the heart of Westminster. The property comprises of approx. 466sq.ft (43.31sq.m) of internal living space and includes 1 double bedroom with fitted wardrobes, an open plan reception room with a smart integrated kitchen, modern bathroom and a large utility cupboard with plenty of additional storage and direct access from the living area to a large private terrace. 105 Marsham Street is located at the junction of Page Street and within easy reach of a variety of retail stores, the Cardinal Place Shopping Centre as well as an abundance of amenities including a Sainsbury's, a Little Waitrose, a Curzon Cinema and many new restaurants, namely, Iberica, Browns, Bills, Zizzi, Sticks 'n' Sushi, Gail's and Wagamama. The Other Place theatre and Victoria Palace theatre, famous restaurants such as Shepherds and Cinnamon Club and numerous independent restaurants and pubs are within walking distance. Tate Gallery and River Thames are all within a few minutes' walk as are the tube links of Pimlico, Westminster and St James' Park.

Service Charges: £4961.52 Per Annum (includes sinking fund contribution)  
Ground Rent: Nil  
Leasehold 170 Years (Expiring 7th January 2195)  
EPC Rating: C (76)

- Beautifully Presented One Bedroom Apartment
- 466 Square Feet (43.31 Sq.m)
- Open Plan Reception Room
- Modern Kitchen
- South Facing Aspect
- Large Private Terrace
- Large Utility & Storage Cupboard
- EWS1 Compliant
- Moments From The River Thames, Tate Gallery & Houses of Parliament



EPC certificate available on request.

## Marsham Street

Approximate Gross Internal Area  
466 sq ft / 43.31 sq m



