



47 Marsham Street, Westminster
London SW1P

GARTON JONES.COM



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£800,000 Leasehold

We are delighted to offer for sale this fabulous 2 bedroom apartment located on the 5th floor (with lift) in this popular development in the heart of Westminster. The property has recently undergone some renovations throughout so internal viewings are highly recommended. The living accommodation offers an open plan kitchen, reception room with a feature fireplace and views onto the pretty communal gardens. There are 2 double bedrooms, with the master bedroom benefiting from an en-suite shower room and a further guest shower room plus ample storage throughout the property. Residents of Romney House benefit from a 24 hour concierge and a well-equipped gymnasium. Marsham Street is well located for access to the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and the River Thames. The local transport links of Victoria Station is 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 such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema plus following on from the extensive regeneration of Victoria street a selection of many new restaurants to compliment existing ones such as Osteria dell'Angolo, The Cinnamon Club and many more. ** Please note that these images have been staged

Service Charges: £7000 Per Annum (Including sinking fund contribution)
Ground Rent: £175 Per annum
Long Leasehold: 999 years from 1 January 2004 (979 Years Remaining)
EPC: D (64)

- Superbly Bright 2 Bedroom Apartment
- 5th Floor (Lift)
- 774 Square Feet (71.9 Sq.M)
- Recently Renovated
- Open Plan Reception Room
- Smart Integrated Kitchen
- 2 Modern Bathrooms (1 En-suite)
- Fantastic Views Of The Communal Gardens
- Residents Gymnasium & Sauna
- Moments From The Transport Links of Westminster, Victoria and St James Park

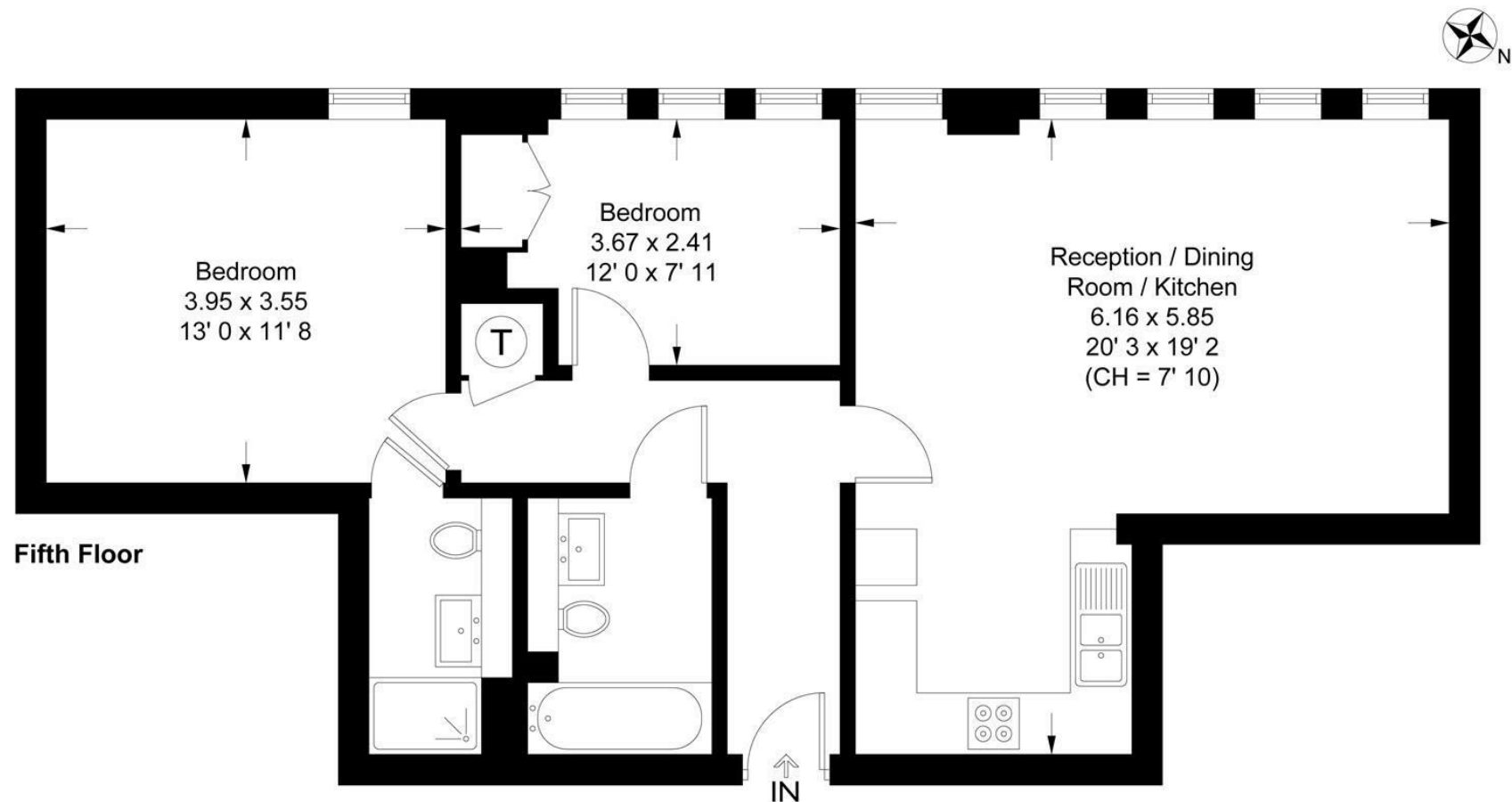


EPC certificate available on request.

Romney House

Approximate Gross Internal Area = 774 sq ft / 71.9 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



