

SHARE OF FREEHOLD



£400,000

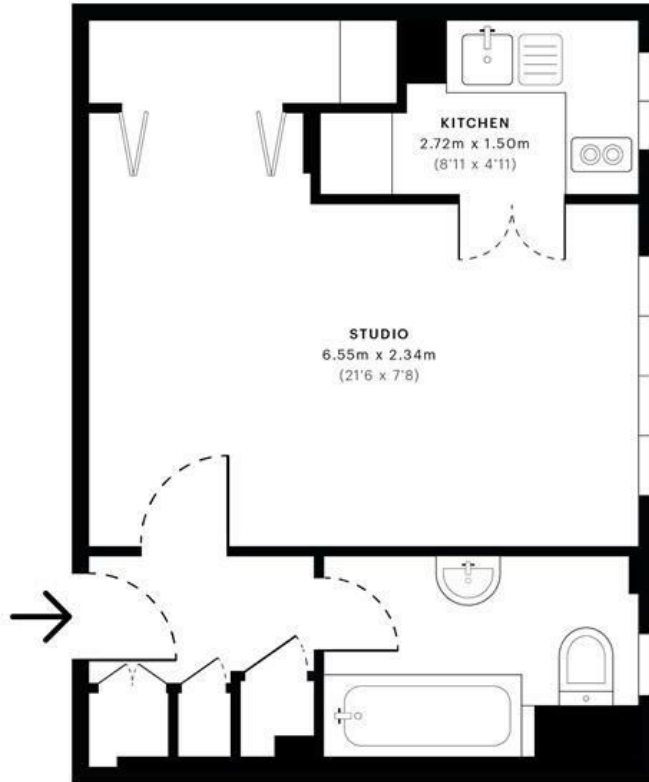
**FLAT 154, MARSHAM COURT
MARSHAM STREET, WESTMINSTER,
LONDON, SW1P 4LB**

A unique studio apartment located on the top floor (9th) of this prestigious development.

Service Charge - £3000 p.a. approx
Ground Rent - Peppercorn
Lease - 963 years remaining + SoF



TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS



– Ninth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
29.98 sqm / 322.70 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head heights
27.94 sqm / 300.74 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 30.32 sqm / 326.36 sqft

IPMS 3C RESIDENTIAL 28.94 sqm / 311.51 sqft

SPIC ID: 604a21edba73090dd54de479

Call us on

020 7222 5510

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www.tuckermanresidential.co.uk

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.