



Marsham Street, SW1P | Asking Price £1,425,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, Westminster, London

Set on the second floor of a sought-after portered development, this expansive apartment extends to over 1,400 sq ft and offers a rare sense of space, light, and lateral living in the heart of Westminster.

The well-balanced layout includes a generous reception room with a quiet aspect and direct access to a private balcony, alongside a smartly presented separate kitchen with space for a breakfast table. There are four bright and well-proportioned bedrooms, with the principal bedroom opening onto the balcony. Two family bathrooms provide both bath and walk-in shower options, complemented by a separate guest WC. The fourth bedroom also offers excellent versatility, thanks to its position opposite the main reception room and double doors, it could also be used to create a double reception room.

Westminster Gardens is a secure, well-maintained building with a 24-hour porter, residents' parking, and a large communal roof terrace. Ideally located between the River Thames and St James's Park, the property is moments from Westminster, Victoria, and St James's Park stations.

Offered with a share of freehold and no onward chain.





# Marsham Street, Westminster,

**Asking Price:**  
£1,425,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

**Local Authority:**  
City of Westminster

**Council Tax Band:**  
G

**Approximate Gross Internal Area:**  
1449.00 sq ft

Energy Efficiency Rating

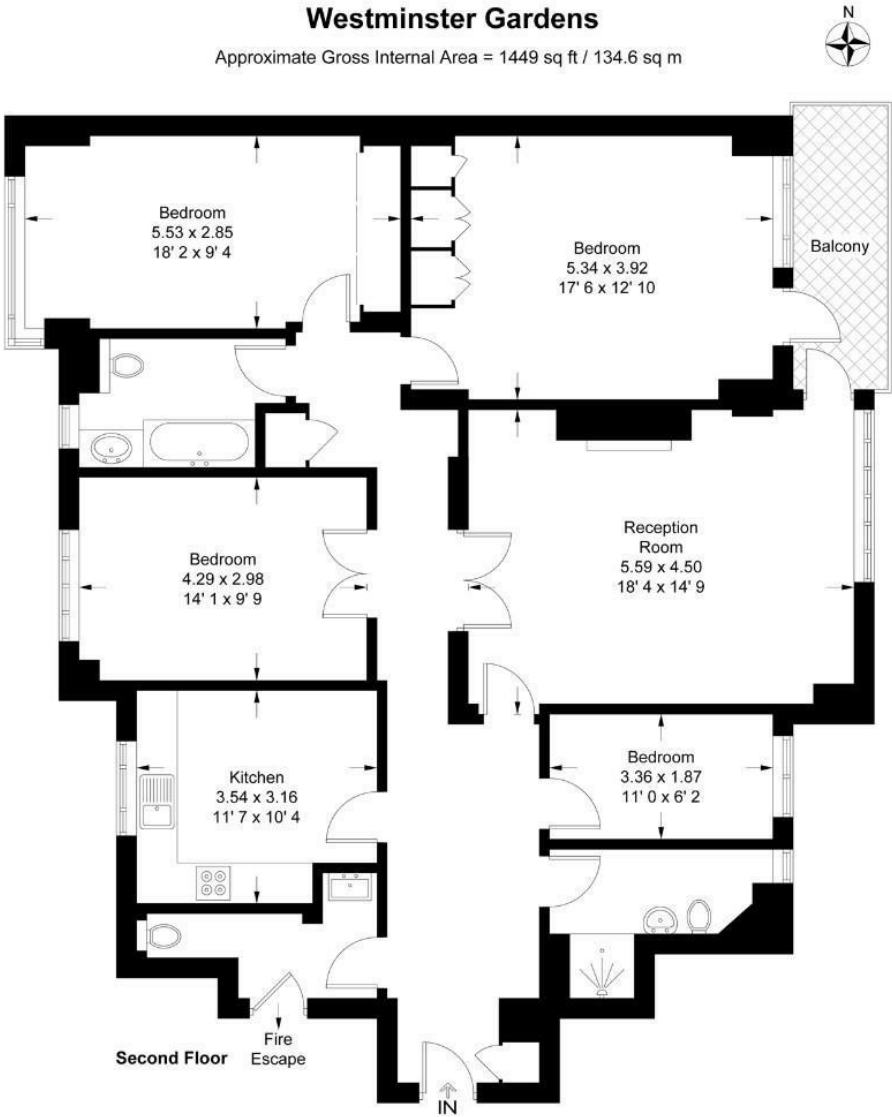
|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 76      | 82        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC

## Westminster Gardens

Approximate Gross Internal Area = 1449 sq ft / 134.6 sq m



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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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