

LEASEHOLD - SHARE OF



Apartment

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

Asking Price

## £435,000

FEATURES



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# 0 Bedroom Apartment located in London

A unique studio apartment located on the top floor (9th) of this prestigious development. Currently let and achieving a 4% yield.

Call us on

020 7222 5510

[info@tuckermanresidential.co.uk](mailto:info@tuckermanresidential.co.uk)

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Council Tax Band

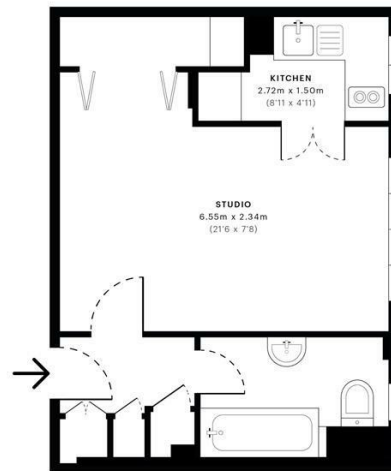
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**TUCKERMAN**  
ESTATE AGENTS

**Marsham Court, SW1P**

GRAND INTERNAL AREA  
29.98 sqm / 322.70 sqft

CAPTURE DATE: 12/03/2021 LASER SCAN POINTS: 800,701



— Ninth Floor

**GROSS INTERNAL AREA (GIA)**  
29.98 sqm / 322.70 sqft

**NET INTERNAL AREA (NIA)**  
21.94 sqm / 235.74 sqft

**EXTERNAL STRUCTURAL FEATURES**  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
0.00 sqm / 0.00 sqft



Space 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.

AREA IN RESIDENTIAL: 20.32 sqm / 218.35 sqft  
AREA IN RESIDENTIAL: 28.84 sqm / 310.93 sqft  
SPEC ID: 624427e0ba730900d546e479

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

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