



Marsham Street, SW1P | Asking Price £800,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, Westminster, London

Set on the ever-popular Marsham Street in the heart of Westminster, this well-proportioned two-bedroom apartment offers bright and comfortable living in a prime central location.

The property comprises two well-balanced bedrooms and a spacious reception room filled with natural light, ideal for both everyday living and entertaining. A private balcony provides valuable outdoor space, perfect for a morning coffee or evening relaxation.

Residents benefit from a secure, well-maintained building, with Westminster's landmarks, cafés, restaurants and excellent transport links all within easy reach.

An excellent opportunity to acquire a well-located home in one of central London's most desirable areas.

Tenure: Share of Freehold  
Lease Remaining: 957 years  
Service Charge: £9,075.40 per annum  
Ground Rent: Peppercorn  
Council Tax Band: F





# Marsham Street, Westminster,

**Asking Price:**  
£800,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

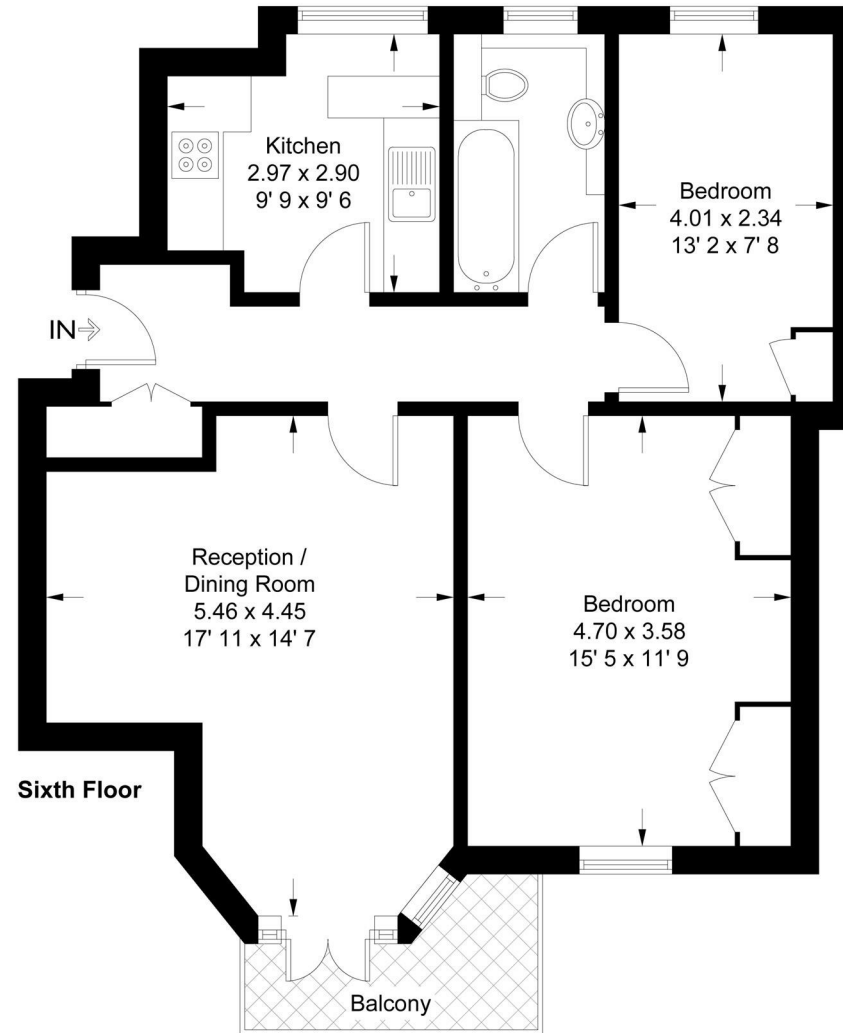
**Local Authority:**  
Westminster Council

**Council Tax Band:**  
F

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

## Marsham Court

Approximate Gross Internal Area = 739 sq ft / 68.7 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.

### 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>	69	78
(55-68) <b>D</b>		
(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 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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