



Marsham Street, SW1P | Asking Price £1,395,000



TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS

Marsham Street, Westminster, London

Set on the second floor of a sought-after portered development, this spacious apartment extends to over 1,400 sq ft, offering excellent lateral living in the heart of Westminster.

The well-balanced layout features a generous reception room with a quiet aspect and direct access to a private balcony, alongside a smart separate kitchen with space for dining. There are four bright, well-proportioned bedrooms, with the principal bedroom also benefitting from balcony access. Two family bathrooms, offering both bath and walk-in shower, are complemented by a separate guest WC. The fourth bedroom provides flexibility and could be incorporated into the reception room to create an impressive double reception if desired.

Westminster Gardens is a secure and well-maintained development with a 24-hour porter, residents' parking and a large communal roof terrace. Ideally positioned between the River Thames and St James's Park, it is within easy reach of Westminster, Victoria and St James's Park stations.

Offered with a share of freehold and no onward chain.

Tenure: Share of Freehold
Lease Remaining: 963 years
Service Charge: £14,550 per annum
Ground Rent: £20 per annum
Council Tax Band: G





Marsham Street, Westminster,

Asking Price:
£1,395,000 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

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.

Energy Efficiency Rating

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