



79 Marsham Street, SW1P | Guide Price £1,000,000



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ESTATE AGENTS
PROPERTY PROFESSIONALS

St Johns Building, Marsham Street,

Westminster

A particularly spacious two bedroom apartment set within the highly regarded St John's Building on Marsham Street, in the heart of Westminster.

Extending to approximately 1,135 sq ft, the apartment offers generous and well arranged accommodation with excellent ceiling heights and a strong sense of space throughout. The reception room provides an impressive living and dining area, well suited to both entertaining and everyday use, while the separate kitchen is neatly fitted and practically arranged.

There are two large double bedrooms, including a principal bedroom with en suite bathroom. A second bathroom serves the remainder of the accommodation, giving the apartment a practical balance for guests or those looking for additional flexibility.

St John's Building is a sought after Westminster development, with residents benefiting from a 24 hour concierge, gym and spa pool. The property also includes an allocated parking space within the secure underground car park, a particularly valuable feature in this central location.

Marsham Street is superbly positioned for the many shops, cafés and restaurants of Westminster, Victoria and Pimlico. St James's Park, Westminster and Pimlico Underground stations are all within easy reach, along with the River Thames and the open spaces of St James's Park and Green Park.

Combining excellent proportions, desirable building facilities, secure parking and a highly convenient SW1 location, this is a substantial and well located apartment in the heart of Westminster.





St Johns Building, Marsham Street,

Guide Price:
£1,000,000 subject to contract.

Tenure:
Leasehold

Local Authority:
City of Westminster

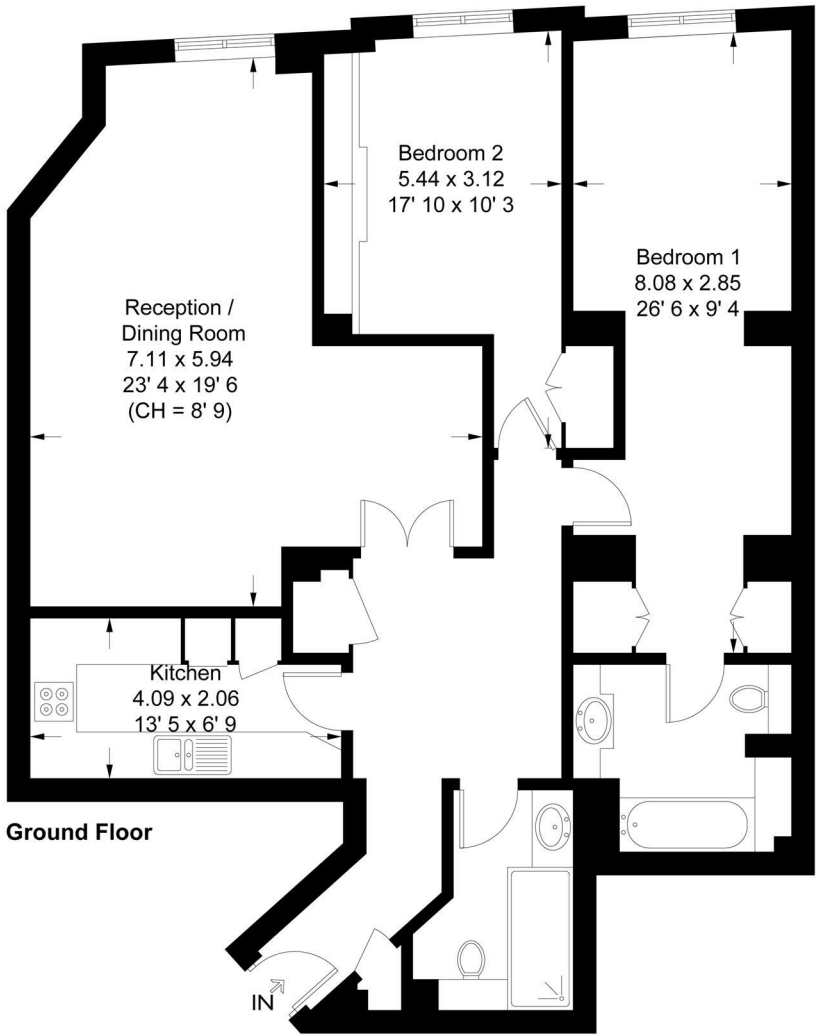
Council Tax Band:
H

Approximate Gross Internal Area:
1135.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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	

Marsham Street

Approximate Gross Internal Area = 1135 sq ft / 105.4 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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