



Marsham Street, SW1P | Asking Price £1,250,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, London

Nestled in a distinguished 1930s building, this stunning penthouse apartment perfectly combines timeless charm with modern living. Offering an exceptional blend of space, light, and luxury, this top-floor residence provides a serene retreat in the heart of Westminster.

Upon entering, you are welcomed by two generous reception rooms, beautifully designed for both entertaining and relaxation. These expansive spaces are filled with natural light, creating a warm and inviting atmosphere throughout the home. The apartment features two cosy yet well-proportioned bedrooms, each offering a peaceful space for rest and privacy. Two elegantly appointed bathrooms ensure convenience and comfort, ideal for busy morning routines or evening wind-downs.

Residents of the building also have access to a stunning roof terrace, offering panoramic views of the city skyline—perfect for enjoying the outdoors in a private and peaceful setting.

Practicality meets luxury with 24-hour porter service, communal hot water, and the added convenience of off-street parking for one vehicle. With a share of freehold, this property not only provides peace of mind but also offers long-term investment potential.

Located on the prestigious Marsham Street, within Parliament's Division Bell, this home is ideally situated to take advantage of Westminster's rich array of local amenities and excellent transport links to the City and West End, making it an ideal choice for those seeking the best of London living.

Tenure: Share of Freehold  
Lease Years Remaining: 965  
Service Charge: £12,387pa  
Annual Ground Rent: £20  
Council Tax Band: G





# Marsham Street, London

**Asking Price:**  
£1,250,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

**Local Authority:**  
City of Westminster

**Council Tax Band:**  
G

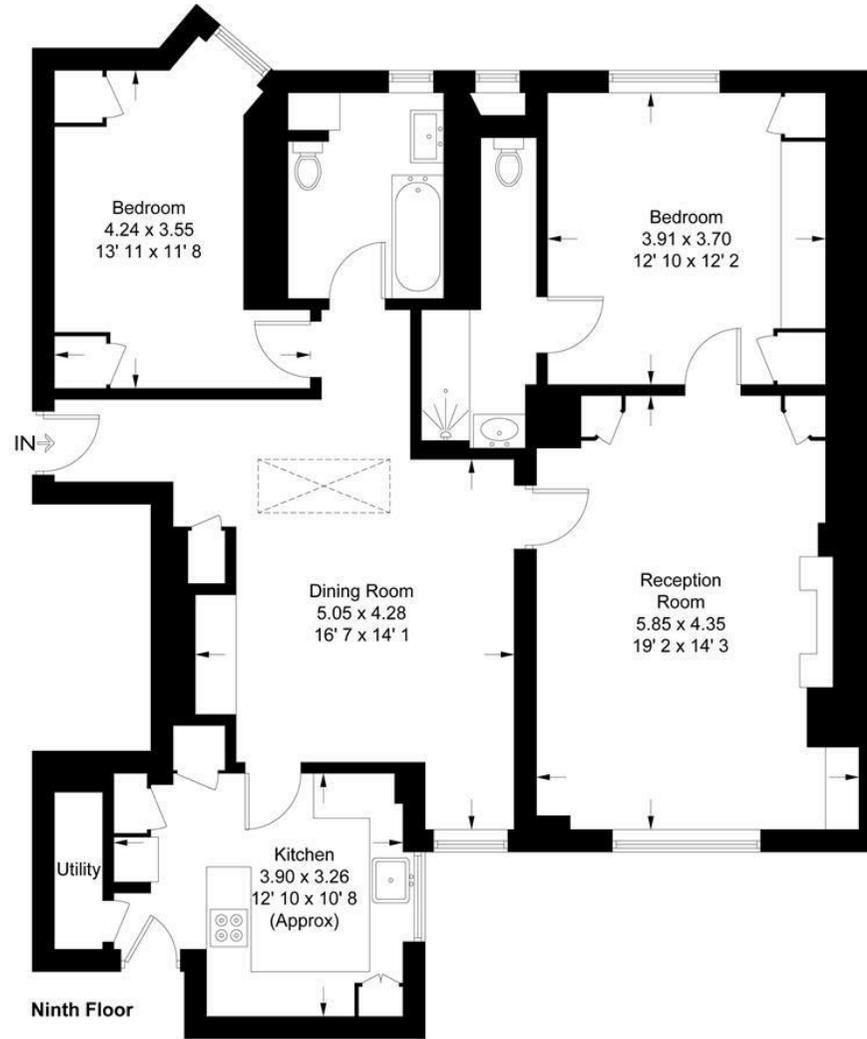
**Approximate Gross Internal Area:**  
1168.00 sq ft

## 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>		<b>79</b>
(55-68) <b>D</b>	<b>58</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	

## Westminster Gardens

Approximate Gross Internal Area = 1168 sq ft / 108.5 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.

Agents Note: Whilst every care has been taken to prepare these sales 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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020 7222 5510

info@tuckermanresidential.co.uk  
52 Moreton Street, London, SW1PV 2PB  
www.tuckermanresidential.co.uk