



Marsham Street, SW1P | £2,250 Per Month



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Marsham Street, London

Nestled in the heart of London on Marsham Street, this charming top-floor apartment offers a delightful blend of comfort and convenience. Spanning an efficient 353 square feet, the property features a well-appointed reception room, a contemporary kitchen, a cosy bedroom, and a modern bathroom, making it an ideal choice for individuals or couples.

Residents will appreciate the stunning views that come with being on the top floor, allowing for a serene escape from the bustling city below. The property benefits from lift access, ensuring ease of movement, and the added luxury of 24-hour porters provides an extra layer of security and assistance.

The communal heating and hot water system ensures a warm and inviting atmosphere throughout the year, making this apartment not only a beautiful place to live but also a practical one.

With its prime location, this property is perfectly situated to enjoy all that London has to offer, from cultural attractions to vibrant dining options. Transport is effortless, with many bus routes, tubes and major stations within easy reach.





# Marsham Street, London

**Per Month:**  
£2,250 Per Month subject to contract.

**Tenure:**

**Local Authority:**  
Westminster City Council

**Council Tax Band:**  
D

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

Energy Efficiency Rating

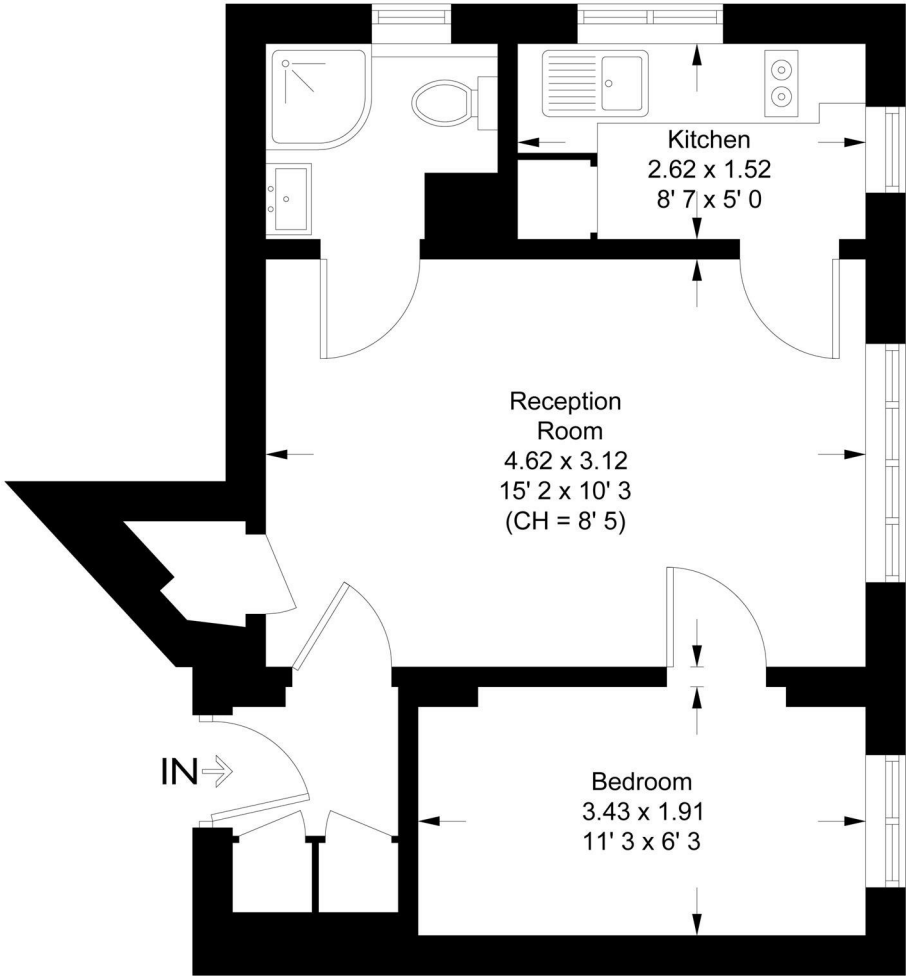
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

## Marsham Court

Approximate Gross Internal Area = 353 sq ft / 32.8 sq m



Ninth Floor

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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