



Westminster Gardens, Marsham Street
Westminster **SW1P**



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The property is situated on the fifth floor and comprises of a reception room, dining room, separate kitchen, principal bedrooms with fitted wardrobes and bathroom suite, second bedroom with fitted wardrobes and bathroom suite, third bedroom with bathroom suite, guest W/C and a fourth room. The building benefits from a separate storage room 77 sqft (7 sq m) on the third floor.

The apartment has the benefit of an off-street parking space, communal gardens and the dedicated 24-hour concierge and security.

Please note we have been unable to obtain the review periods for the service charge and/or ground rent. You should ensure you or your advisors make your own enquiries.



Guide price: £1,750,000

Tenure: Available Share or freehold plus leasehold: approximately 965 years remaining

Service charge: £19,951 per annum

Ground rent: £35 per annum

Local authority: City of Westminster

Council tax band: G





Situated close to the River Thames, Tate Modern and Victoria Street.



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**Approximate Gross Internal Floor Area
161 sq m / 1734 sq ft plus 77 sq ft of
additional storage space**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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