



Westminster Gardens, Marsham Steet **SW1P**





# Westminster Gardens, Marsham Street **SW1P**

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The apartment is on the fifth floor and has a lift, residents' parking, balcony, a 24-hour concierge and a communal roof terrace. The accommodation provides spacious lateral living, a reception/dining room spanning 38 ft in length, a large separate family kitchen, 2 large double bedrooms and a third bedroom/study. The property has a large family bathroom and a separate shower room with an abundance of storage space throughout.

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:** £1,450,000

**Tenure:** Share of freehold plus leasehold, approximately 965 years remaining

**Service charge:** £14,696.94 per annum

**Ground rent:** £25 per annum

**Local authority:** City of Westminster

**Council tax band:** G





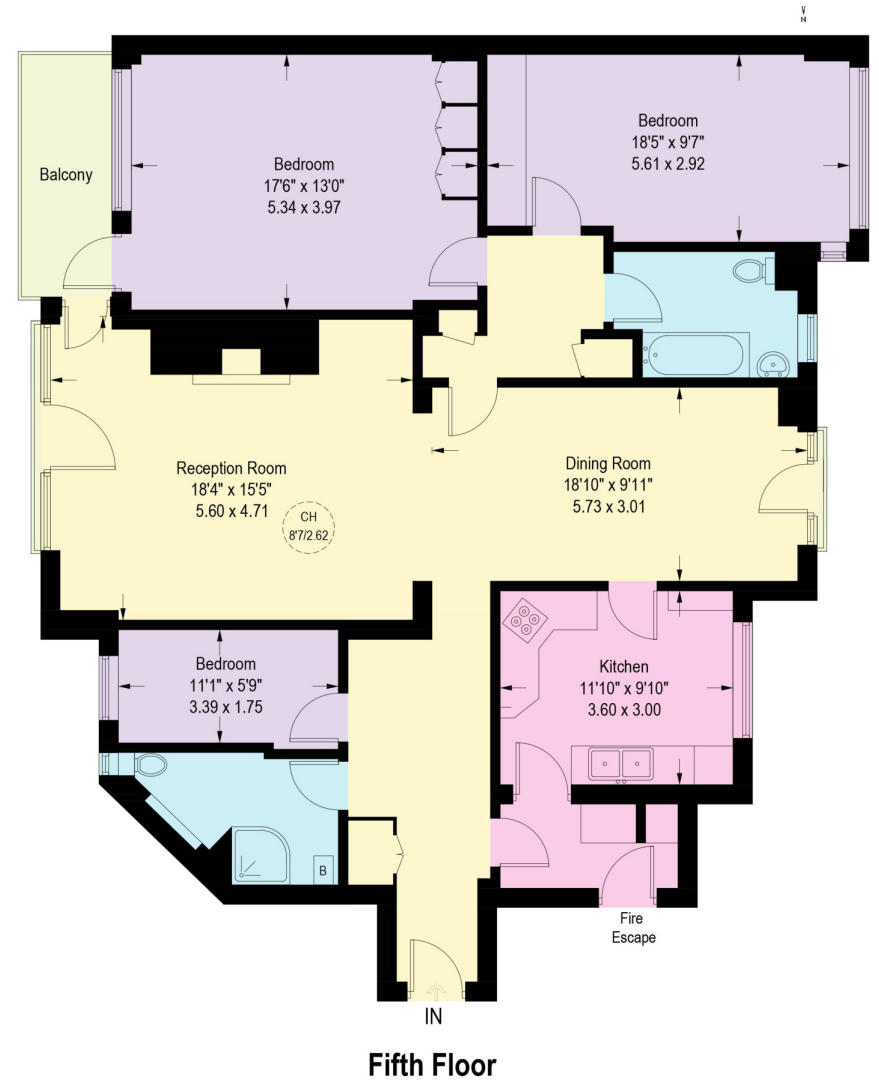


The apartment has a share of the freehold and has approximately 968 years remaining on the lease. Westminster Gardens is located in an Art Moderne residential block which was built in the mid 1930's and designed by TP Bennett & Sons



## Approximate Gross Internal Floor Area 136.6 sq m / 1470 sq ft

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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**Fifth Floor**



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 November 2023. Photographs and videos dated November 2023.

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