



Westminster Gardens Marham Street Westminster, London, SW1P 4JD

An extremely well-proportioned and versatile property which will be attractive to any buyer seeking a regular or permanent Central London home. Perched on the top floor of an iconic and sought after Art Deco period building, this apartment has excellent views and easy access to the superb roof gardens above. The approach to the property takes you through a grand archway leading to a central courtyard with residents' parking and a 24 hour concierge office. As is typical for mansion apartments of this time, all principal rooms have high ceilings and are generous in size. Reception space here is excellent and ideal for entertaining whilst a well-equipped kitchen lies adjacent to the dining area. The apartment has two very smart bathrooms. Residents' can enjoy the use of an extensive roof terrace with far reaching views of the London skyline. Westminster Gardens is located on Marham Street in the heart of Westminster. It is conveniently located for all the local amenities and the transport links at Westminster (Jubilee Line) and St. James's underground stations (District & Circle Line) as well as Victoria station (Gatwick Express) Local landmarks include Tate Britain, Houses of Parliament and St. James's Park.

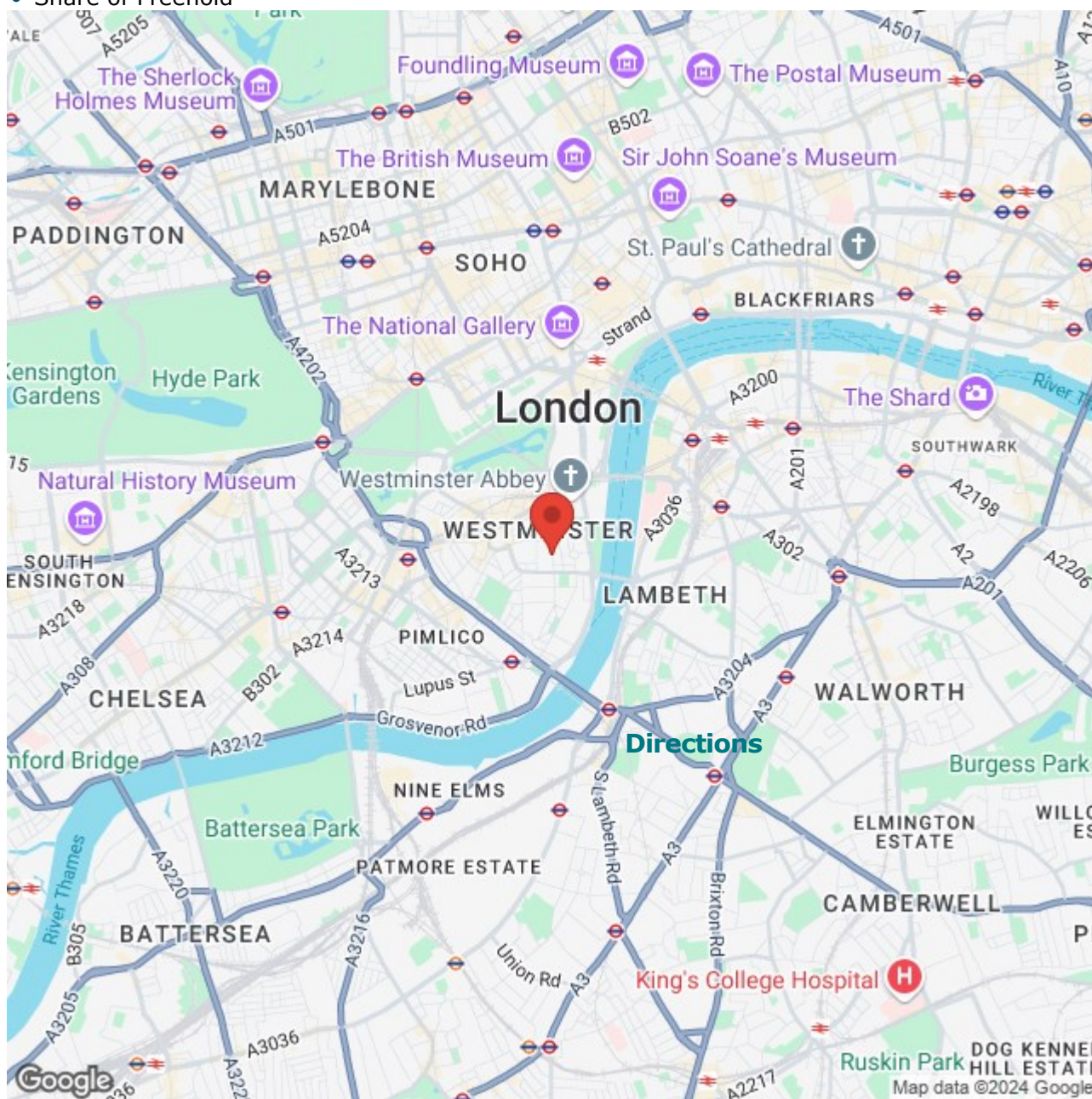
£1,280,000

Westminster Gardens Marsham Street

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- 2 double bedrooms
- Spacious kitchen
- 24 Hour portage
- Share of Freehold
- 2 reception rooms
- Utility Room
- Off street parking space
- 2 smart bathrooms
- Wonderful communal roof terrace
- Top floor





Floor Plan

41 Westminster Gardens, Marsham Street, SW1

Gross internal area (approx.)

108 Sq m (1163 Sq ft)

For identification only, Not to Scale

capital.020 8871 7722



Ninth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		79
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	