



MARSHAM STREET, LONDON SW1P

£1,575 PW



YOUR NEW HOME - SW1P

PROPERTY REFERENCE CODE: RL1206

MARSHAM STREET, LONDON SW1P

This is a bright flat with large windows and an attractive open aspect into Smith Square and St John's Church. It is beautifully presented with a clean and contemporary style and unquestionably lends itself to use as a comfortable permanent home or a highly desirable and convenient pied a terre.

- THREE BEDROOMS (TWO EN SUITE BATHROOMS)
- FURTHER SHOWER ROOM
- OPEN RECEPTION ROOM WITH VIEWS OF ST. JOHNS CHURCH
- MEDIA ROOM
- RESIDENT'S GYM
- SECURE UNDERGROUND PARKING (TWO CARS)
- 24-HOUR PORTER SERVICE
- COMMUNAL GARDENS
- 182 SQ M (1959 SQ FT)

Arranged predominately over the raised ground floor with circa 3.3m ceiling heights, the current landlord bought space from the developer and built into lower ground and basement levels, extending the sq ft from 1186 to 1959sq ft. Thus providing a large eat in kitchen and a valuable family TV / games room, with direct access to secure underground private car parking for two cars, and a short walk to the gym.

Further benefits of Romney House include 24 hour concierge and a well-equipped private resident's gymnasium with sauna and a treatment room.

Location

Romney House is located on Marsham Street in Central Westminster and is convenient for all local amenities including Houses of Parliament, Westminster Abbey and the transport networks at Westminster and St James's Park underground stations, as well as Victoria Railway Station.

With significant new developments completing or under construction now, this is a location which continues to grow desirability with high quality restaurants, bars and boutiques lining the streets. The Curzon Cinema in Victoria Street and The Other Palace theatre are also great attractions.

Please note the furniture may not be the same

Pimlico Station approx. 0.6 miles

Victoria Station approx. 0.9 miles

St James's Park Station approx. 0.4 miles

Westminster Station approx. 0.5 miles

Council Tax Band: G





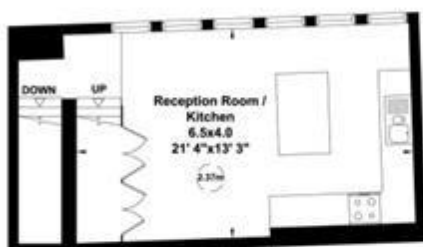




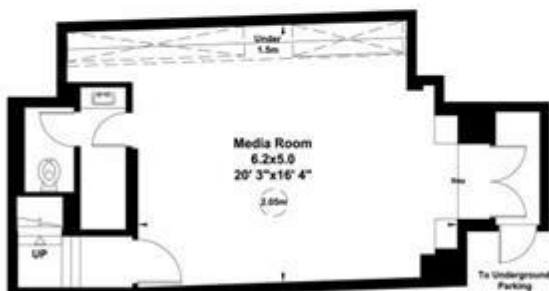
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Lower Ground Floor



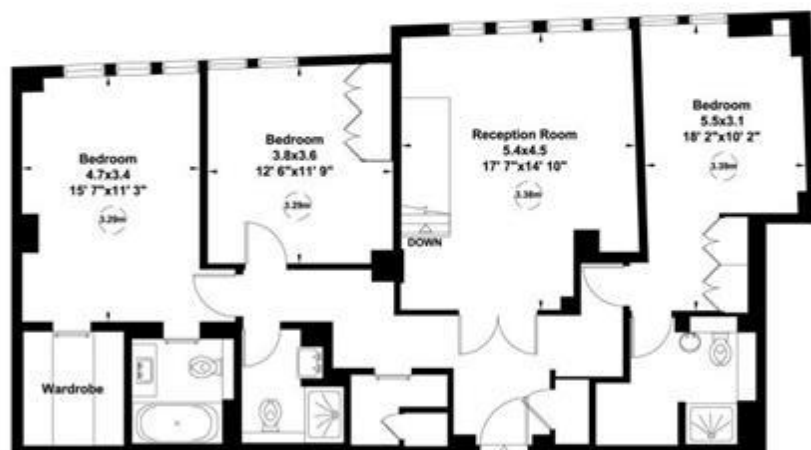
Basement

Romney House, Marsham Street, SW1

Gross internal area (approx.)

182 Sq m (1959 Sq ft)

For identification only, Not to Scale



Ground Floor

Viewing by appointment only

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Maison Chase