



Two bedroom upper floor modern apartment with balcony and parking

Romney House, 47 Marsham Street, Westminster, London, SW1P

Guide Price £820,000 Leasehold



Perfect home pied a terre or rental investment • Two bedrooms, open plan reception room, two balconies • Passenger lifts, Parking, residents gym and 24hour concierge • Sixth floor, bright and quiet position • Convenient and central location

Local Information

Romney House is located on Marsham Street in Central Westminster, opposite the Home Office. It 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 for national mainline services and the Gatwick Express.

Significant development throughout Westminster and Victoria has seen not only improvements in the quality of residential and commercial accommodation but a significant enhancement of lifestyle quality too.

An array of restaurants, cafes and boutiques, coupled with cultural destinations such as Tate Britain Gallery and St Johns Church Concert Hall, and the renowned entertainment venues at the Curzon Cinema and the 'Other Palace' Theatre for example, all contribute to creating a thriving atmosphere which is establishing Westminster as an increasingly desirable location to live in Central London.

About this property

A highly desirable and convenient two bedroom modern apartment in this renowned building in the heart of Westminster.

Positioned on the sixth floor, the property is well proportioned and bright, benefiting from two private balconies and comprises a well configured fitted kitchen, reception/dining room, bathroom and two double bedrooms.

The building is served by a 24 hour concierge team, passenger lifts to all floors, residents' gym and secure underground parking.

Tenure

Leasehold – approximately 983 years remaining

Local Authority

City Of Westminster

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.



Telephone: +44 (0) 203 430 6860.





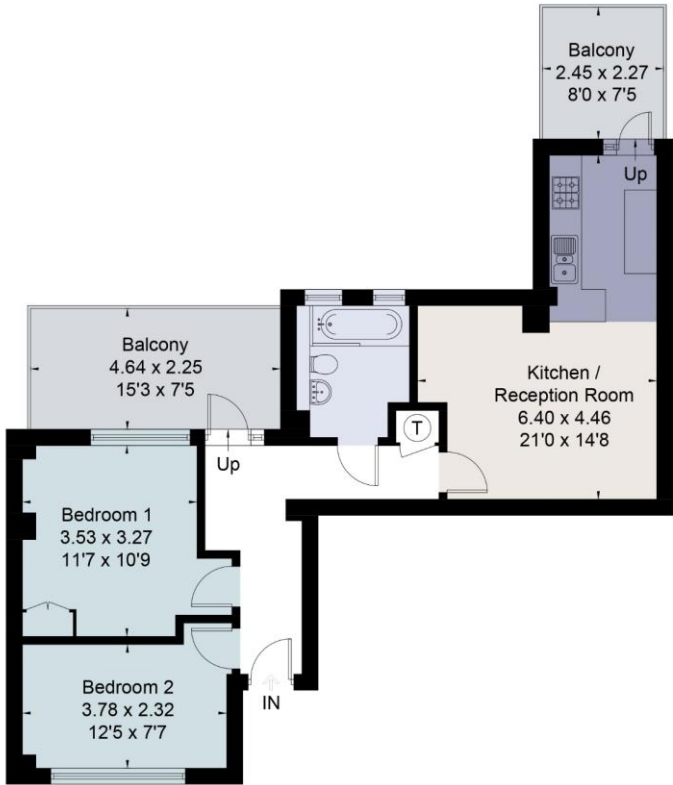
Romney House, 47 Marsham Street, Westminster, London, SW1P
Gross Internal Area 631 sq ft, 58.6 m²

Service Charge – circa £4,800 per annum
Ground Rent - peppercorn

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Sales
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Approximate Area = 58.6 sq m / 631 sq ft
Balconies Areas = 16 sq m / 172 sq ft
For identification only. Not to scale.
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Sixth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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