



# A unique two bedroom modern penthouse apartment

**Drake House Horseferry Road SW1P**

Leasehold (approximately 994 years remaining)



contemporary and unique penthouse apartment • two bedrooms and two bathrooms • private and discrete position • far reaching and attractive outlook • two private patio terraces • perfect home or pied a terre

#### Local information

Drake House is located on Marsham Street in Central Westminster, virtually cornering Horseferry Road. 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 space about 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

This is a unique top floor apartment within a highly regarded building that was developed by Barratt Homes in 2016.

Stylish contemporary interior design with a high quality specification including hard wood floors, comfort cooling, integrated home management AV and lighting systems; this is a bright and exceptionally peaceful apartment with wonderful proportions and a rare configuration for a flat of this nature.

Accommodation briefly comprises two bedrooms, one an exceptional master suite with dressing room/study, en suite bathroom and private terrace; this room could in fact be annexed as a studio room. the reception room and kitchen are open plan with large windows and a picturesque southerly outlook across the roof tops of Westminster and Pimlico.

The building benefits from passenger lifts (to the fifth floor) and 24 hour concierge team.

Service Charge - approximately £6,000 per annum  
Ground Rent- £750 per annum

#### Tenure

Leasehold

#### Local Authority

City of Westminster

EPC rating = B







Sales

Savills Westminster

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Approximate Area = 110.5 sq m / 1189 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
Patio Areas = 15 sq m / 161 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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