



A beautifully presented three bedroom apartment with views of St. John's Church.

Romney House, 47 Marsham Street, London, SW1P

Guide Price £2,000,000 Leasehold (993 years remaining)



Open reception room with views of St. Johns Church • Three bedrooms (two en suite bathrooms) • Further Shower Room • Family room • Secure underground parking (two Cars) • 24 hour porter • Resident's gym • Communal Gardens • 182 sq m (1959 Sq ft)

Local Information

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.

About this property

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.

Arranged predominately over a raised ground floor with circa 3.3m ceiling heights, this apartment also benefits from extensions to lower ground and basement levels to provide for enhanced kitchen space and valuable family TV or games room, with direct access to the secure underground private car parking.

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

Tenure

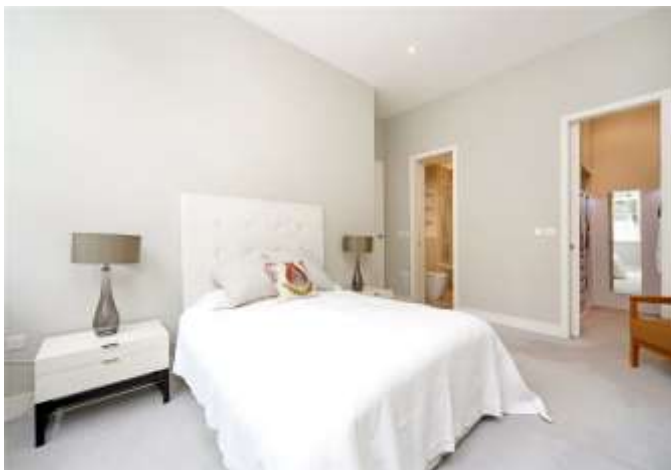
Leasehold (993 years remaining)

Viewing

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

Telephone: +44 (0) 203 430 6860.





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Gross Internal Area 1959 sq ft, 182 m²

Local Authority - City of Westminster

Service Charge – circa £9,000 per annum

Ground Rent - £450 per annum

Energy Performance - EPC Rating = E



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Sales

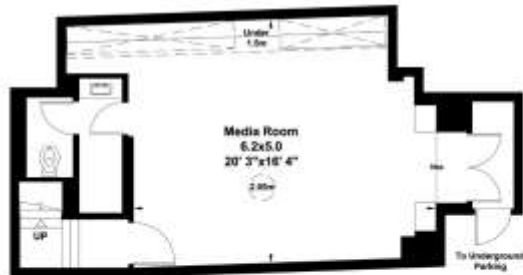
Westminster & Pimlico

+44 (0) 203 430 6860

westminster@savills.com



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

Floor Plan by **capital group** 020 8871 7722



Ground Floor

Energy Efficiency Rating		
	Current	Potential
100-91 A		
91-81 B		
81-65 C		
65-48 D		65
48-35 E	40	
35-23 F		
23-10 G		
Not energy efficient - Higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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