



Flat 27

Marsham Street | London | SW1P 4LY

Offers In The Region Of £2,400,000



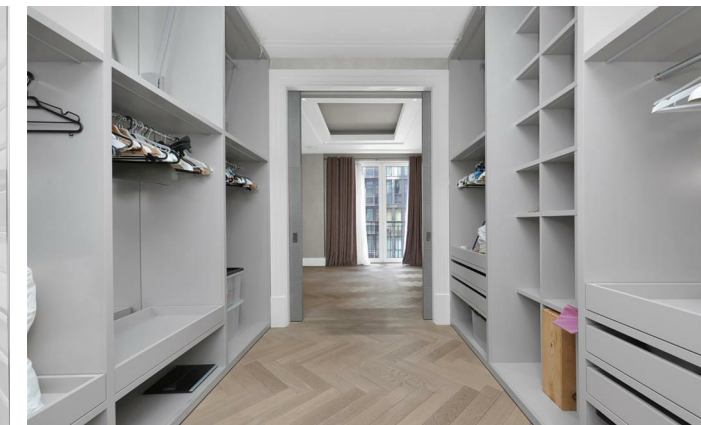
Flat 27

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Offers In The Region Of £2,400,000

- Exceptional Three Bedroom Third Floor Apartment
- Sold On A Chain Free Basis
- Three Luxury Bathrooms
- Sought After Location
- 987 Years Remaining on Lease
- Concierge Service
- Ground Rent of £1,910 Per Annum
- Service Charge is Approximately £22,785 Per Annum





The property comprises an exceptional three-bedroom, third-floor apartment, situated within the prestigious Drake House at 76 Marsham Street, SW1P. This elegant residence features a beautifully proportioned open-plan reception and dining area, flooded with natural light from expansive windows, creating a refined yet welcoming atmosphere. The bespoke contemporary kitchen is thoughtfully designed, incorporating premium integrated appliances, sleek cabinetry, and high-specification finishes—ideal for both entertaining and everyday living.





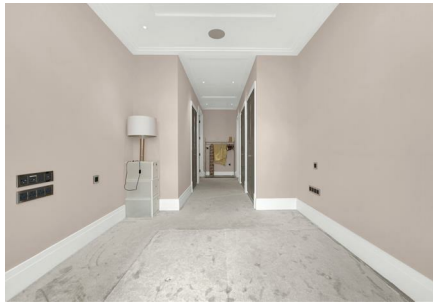
The apartment offers three generously sized bedrooms, including a luxurious principal suite complete with bespoke fitted wardrobes, combining comfort with sophistication. The additional bedrooms are equally well-appointed, making them suitable for guests, family members, or a stylish home office. A well-finished family bathroom, featuring high-quality fixtures and fittings, further enhances the sense of understated luxury throughout.

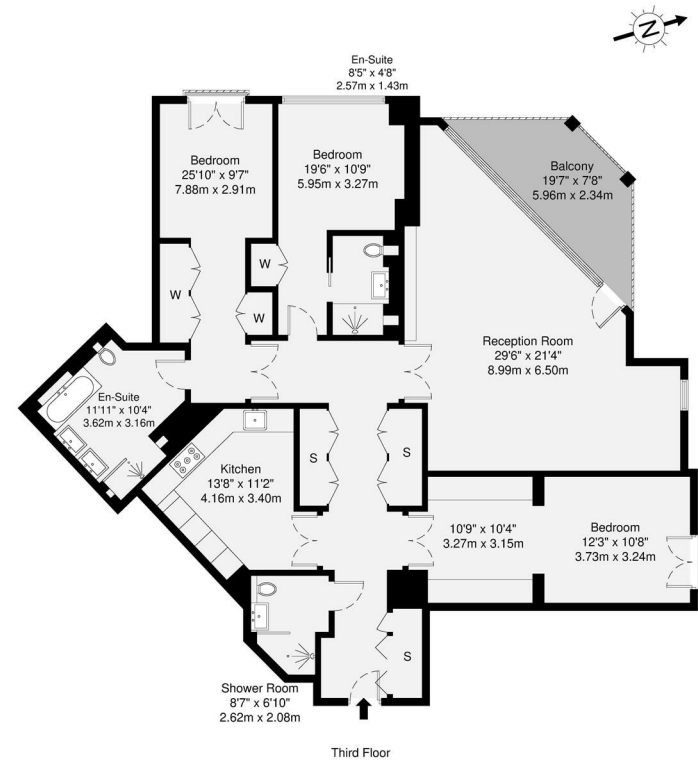
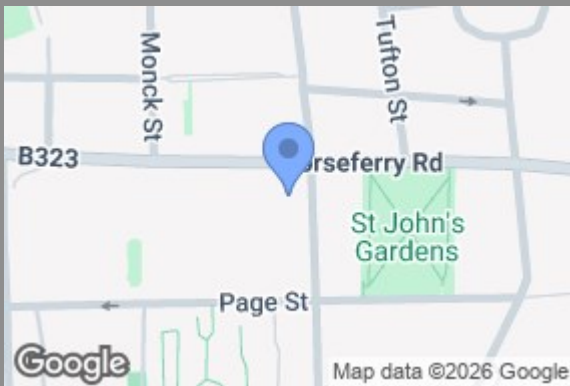
Drake House provides a secure and well-maintained residential environment, with lift access and a discreet, exclusive feel. Ideally positioned within one of London's most desirable postcodes, the apartment benefits from close proximity to fine dining, boutique retail, excellent transport links, and some of the capital's most iconic landmarks.

Located in the heart of Westminster, Marsham Street offers immediate access to an array of local amenities. Residents are moments from a selection of renowned restaurants, cafés, and shops, as well as the vibrant offerings of Victoria and Pimlico. Nearby green spaces include St James's Park and Green Park, perfect for leisure and relaxation.

Transport links are excellent, with Westminster Underground Station (Jubilee, District and Circle lines) and St. James's Park Underground Station just a short walk away, providing swift access across Central London. Victoria Station is also within easy reach, offering National Rail services, the Gatwick Express, and additional Underground lines, making the location highly convenient for both domestic and international travel.

The service charge is approximately £22,785.54 per annum, with a ground rent of £1,910.00 per annum. The property is held on a leasehold title with a term of 999 years from 25 March 2014, leaving approximately 987 years remaining.





GROSS INTERNAL AREA (GIA) The extent of the property: 163.5 sq m / 1759 sq ft

TOTAL STORAGE SPACE Storage and wardrobe base area: 11.1 sq m / 119 sq ft

EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.: 11.1 sq m / 119 sq ft

RESTRICTED HEAD HEIGHT Ceiling height less than 1.9m: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Council Tax Band **G**

EPC Rating **C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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