



Marsham Street, SW1P

Guide Price Of: £3,800,000 , Leasehold 998 Years Unexpired Remaining

Anderson//Rose





Guide Price Of: £3,800,000
Leasehold of 988 years remaining

Service Charge: £25,000 per annum

Ref PCL240041

Marsham Street, SW1P

This is a rare opportunity to acquire a truly exceptional apartment set over the top two floors of a superb mansion block.

The property has been finished to a phenomenally high level throughout and staged to such a good standard, so that all you would require to bring with you is your personal belongings! Comprising of a large bright and spacious reception and dining room, a separate state of the art kitchen with top of the range appliances, the extremely large principal bedroom suite, second bedroom with a walk in wardrobe and en-suite bathroom, the third bedroom again with an en-suite bathroom which is currently dressed as a study, a separate living room which has been designed as a beautiful media

room, and a terrace that virtually wraps around the entirety of the sixth floor. The flat further benefits from a separate utility room, guest cloakroom, the buildings 24-hour concierge and passenger lifts services and two underground allocated parking spaces.

Drake House is a superb mansion block situated in the middle of Marsham Street which runs from the iconic cathedral Westminster Abbey down to Pimlico/Victoria. The river Thames embankment is just two streets across from you with Victoria & Westminster and their variety of world class amenities both being a short walk away. His Majesty's open green space and boating lakes of St James's Park is close by, with Victoria National Station/Tube & Westminster Underground your closest transport links which provides a simple commute across the capital and country.

Drake House, Marsham Street, SW1P

Approximate Area = 2920 sq ft / 271.3 sq m
Including Limited Use Area (17 sq ft / 1.6 sq m)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1108159)



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

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.