















Marsham Street, SW1P
Guide Price Of: £3,800,000 , Leasehold 998 Years Unexpired Remaining















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Leasehold of 988 years remaining

Service Charge: £25,000 per annum

Ref PCL240041

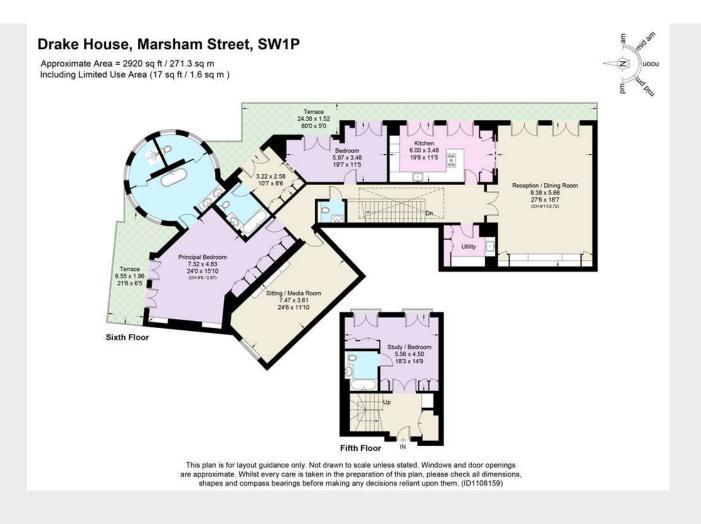
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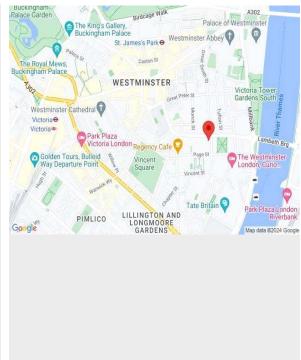
This is a rare opportunity to acquire a truly exceptional apartment set over the top two floors of a superb mansion block.

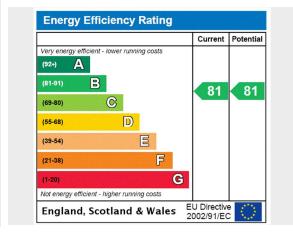
The property has been finished to a phenomenally high level throughout and staged to such a good standard, so that all you would require to bring with you is your personal belongings! Comprising of a large bright and spacious reception and dining room, a separate state of the art kitchen with top of 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.







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.







