



Maclise House, Marsham Street  
London, SW1P



*Beyond your expectations*

# An excellent one bedroom apartment in the Millbank Estate

Entrance Hall | Reception Room | Kitchen | One Bedroom | Bathroom

**Asking Price £495,000 Leasehold**

## Description

Extending to in excess of 500sqft this fantastic one bedroom apartment in the Millbank Estate is situated on the second floor of an attractive red brick period building. The property benefits from a well proportioned reception room, separate kitchen, good sized double bedroom and bathroom. Currently used as a rental investment the property would make an excellent first time buy, buy to let or pied a terre.

## Location

Maclise House is located on Marsham Street, convenient for the many local amenities, including the Tate Britain, and the transport links at Pimlico and Westminster underground stations. Victoria Station provides Gatwick Express, British Rail, Victoria, District and Circle lines and is approx. 0.8 miles to walk.

## Additional Information

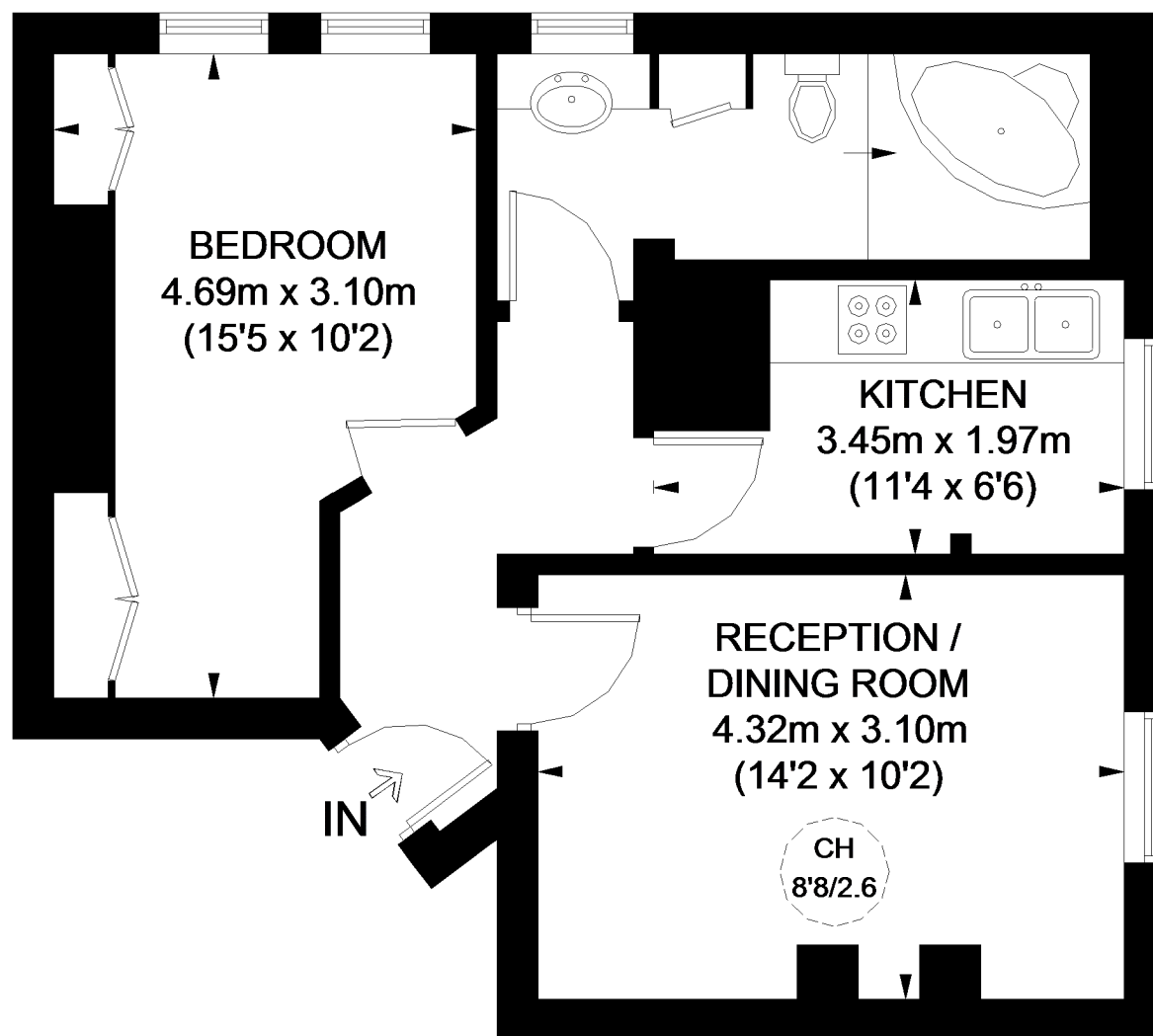
City of Westminster

Lease: Approximately 92 years

Service Charge: Approx. £725 p.a.

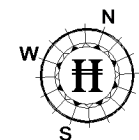


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales	EU Directive 2002/91/EC	



## SECOND FLOOR

# MACLISE HOUSE



APPROXIMATE GROSS INTERNAL AREA  
510 SQ. FT. (47.4 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID280932)

**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.



