



The Courthouse, Horseferry Road, Westminster, SW1P

Asking Price: £750,000

 Benham
& Reeves

The Courthouse, Horseferry Road, Westminster, SW1P

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An exceptional one bedroom, one bathroom apartment, spanning approximately 576 square feet of living space, located on the ground floor of a prestigious development in the heart of Westminster, just moments from the River Thames, the Houses of Parliament and Buckingham Palace

This beautifully designed apartment features a modern open-plan kitchen with fully integrated appliances, a spacious double bedroom with fitted wardrobes, and a luxurious bathroom. The stylish living area opens onto a private balcony overlooking the historic St John's Gardens.

The apartment also benefits from excellent storage space, including a utility cupboard that houses the washing machine, underfloor heating throughout, and air cooling.

Residents of this luxury development enjoy a range of high-end amenities, including 24-hour concierge service, a fully equipped fitness suite, a landscaped courtyard garden and secure underground allocated parking.

Ideal as a city residence or pied-à-terre, the property is within walking distance of St James' Park District and Circle lines, Westminster Jubilee, District, and Circle lines, and Victoria, District, and Circle lines stations, offering excellent transport links. The vibrant Victoria Street is nearby, with a wide selection of shops, cafes, bars, and restaurants.



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Property Features:

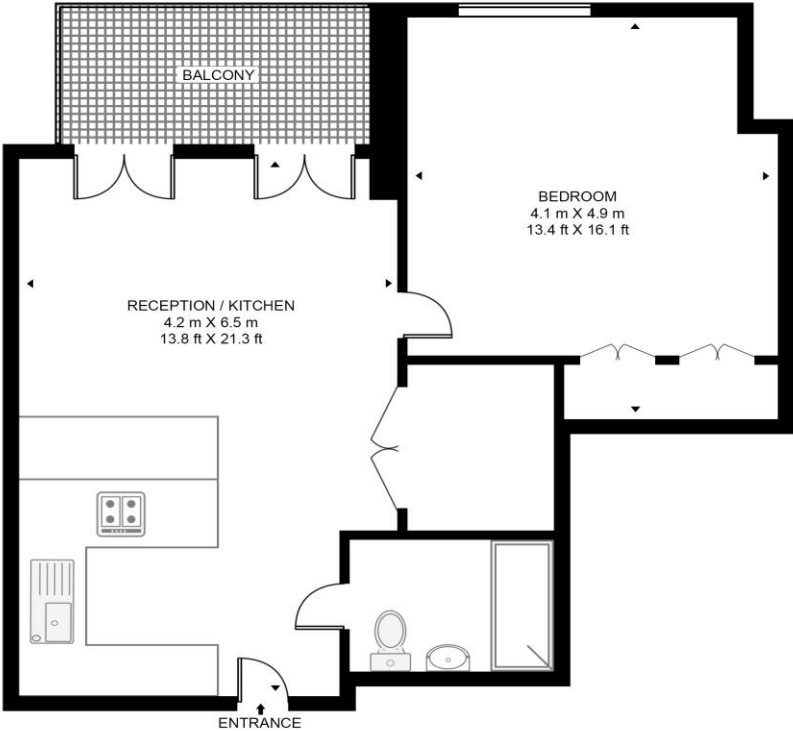
- Parking
- One Bedroom
- One Bathroom
- Ground Floor
- Balcony
- 576 Square Feet (Approx.)
- 24h Concierge
- Gymnasium
- St. James Park station (0.4 miles), Pimlico station (0.5 miles) and Victoria station (0.8 miles)




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THE COURTHOUSE, 70 HORSEFERRY ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA 576 SQ.FT (53.5 SQ.M)



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£750,000
Tenure:	Leasehold Expires 24/03/3013 Approximately 987 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2025
Service Charge:	£5,162.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 4.8 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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W: www.benhams.com

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