



# The Courthouse, Horseferry Road, Westminster, SW1P

Asking Price: £1,218,000

Benham  
& Reeves

# The Courthouse, Horseferry Road, Westminster, SW1P

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

An exceptional two bedroom, two bathroom apartment, spanning approximately 777 square feet of living space, located on the second 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, two spacious double bedrooms with fitted wardrobes, one with an ensuite, 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 comfort 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. The vibrant Victoria Street is nearby, with a wide selection of shops, cafes, bars, and restaurants.

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.



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## Property Features:

- Parking
- Two Bedrooms
- Two Bathrooms
- Second Floor
- Balcony
- 777 Square Feet (Approx.)
- 24-Hour Concierge
- Gymnasium
- St. James Park Station (0.4 miles), Pimlico Station (0.5 miles) and Victoria Station (0.8 miles)



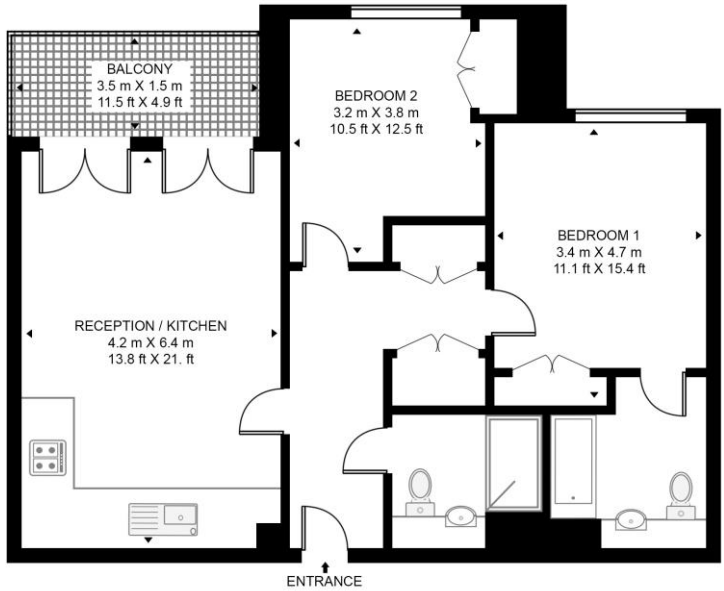
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**THE COURTHOUSE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ.FT (72.2 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR

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:	£1,218,000
Tenure:	Leasehold Expires 24/03/3013 Approximately 987 Years Remaining
Ground Rent:	£1,498.82 (per annum) to March 2026
Service Charge:	£8,823.12 (per annum) to May 2026
Anticipated Rent:	£4,333.00 pcm Approx. 4.3% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: HMM250087

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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