



# 10 The Courthouse

70 Horseferry Road, London SW1P

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



A beautifully appointed, contemporary one-bedroom apartment in the former City of Westminster Magistrates Court, with a private terrace and concierge.

The Courthouse represents a fabulous opportunity to reside in one of London's most exclusive areas, within earshot of Big Ben and moments from the Palace of Westminster. Perfect for professionals, the apartment is surrounded by superb restaurants and some of the capital's biggest employers, and provides a stunning first impression with its luxurious communal entrance.



**1 RECEPTION ROOM**



**1 BEDROOM**



**1 BATHROOM**



**TERRACE**



**UNDERGROUND PARKING**



**LEASEHOLD**



**CITY**



**704 SQ FT**



**GUIDE PRICE  
£950,000**



### The property

The property is situated on the ground floor and is presented in a fresh, modern style, with whitewashed walls and engineered wood floors. Premium additions include a Legrand smart home system which controls the lighting, heating, security and sound, with a video entryphone and messaging function. The apartment is spacious and well proportioned, with good natural light.

The accommodation comprises an inviting entrance hall leading to an open plan sitting room and kitchen; the latter has good storage, integrated Siemens appliances and space for a dining table. A utility cupboard has space for laundry machines. A good-size double bedroom has two wardrobes and there is a separate bathroom with both bath and shower.

The apartment benefits from its own west-facing terrace which leads onto the building's attractive communal gardens, which include a water feature. An underground parking space is a further highlight and residents also enjoy access to a well-equipped gym.



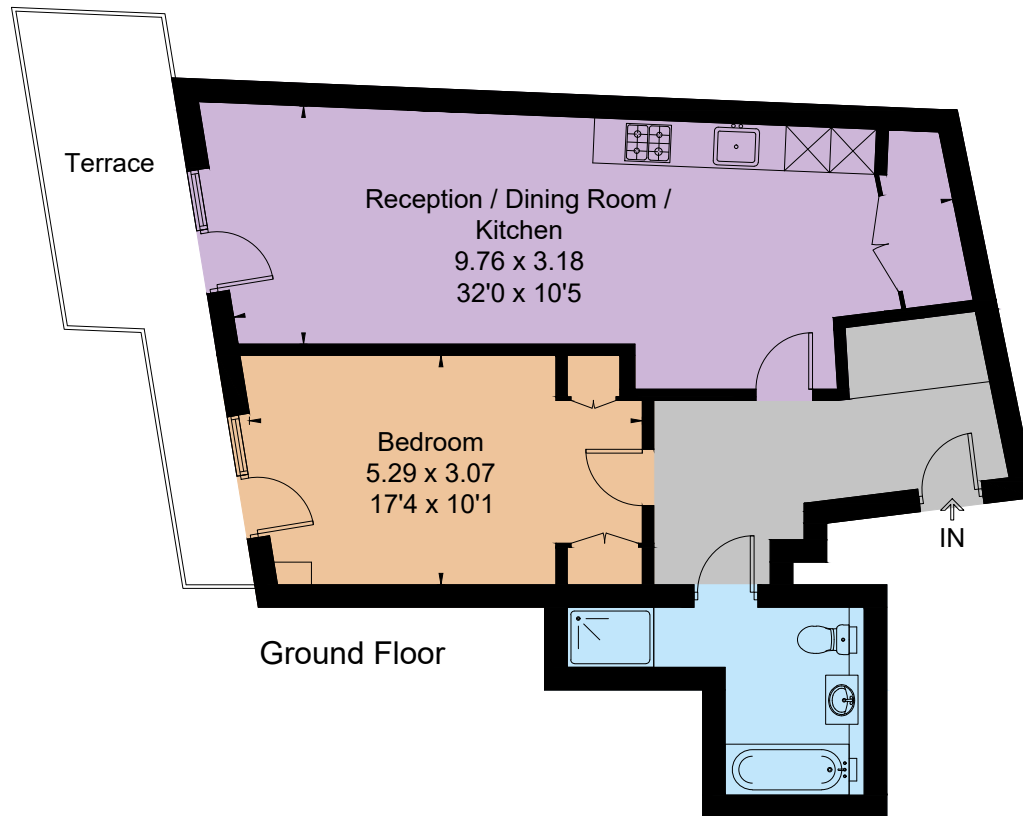
## Location

Horseferry Road has a prominent Westminster position, leading to Lambeth Bridge and approximately half a mile from the Houses of Parliament. There is a Sainsbury's supermarket directly opposite and a number of cafes, restaurants and bars in the general area. A further selection of shops including a Waitrose can be found on Victoria Street, half a mile to the northwest. Surrounding green spaces include Victorian Tower Gardens to the east and St James Park and Green Park to the northwest. St James's Park underground station (Circle & District lines) is 0.5 miles away and Pimlico underground station (Victoria line) is 0.5 miles away. Victoria station is one mile away, for National Rail, underground and bus services.





Approximate Floor Area = 65.4 sq m / 704 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94352



## Floorplans

House internal area 704 sq ft (65.4 sq m)  
For identification purposes only.

## General

Tenure: Leasehold 987 years, 9 months

Local Authority: Westminster City Council

Mobile and Broadband checker: Mobile and  
Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>

Service Charge: £7644.98 per annum

Services: Mains water, electricity and drainage

Council Tax: Band F

EPC Rating: C

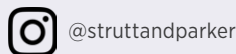
Parking: The apartment comes with a parking space

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