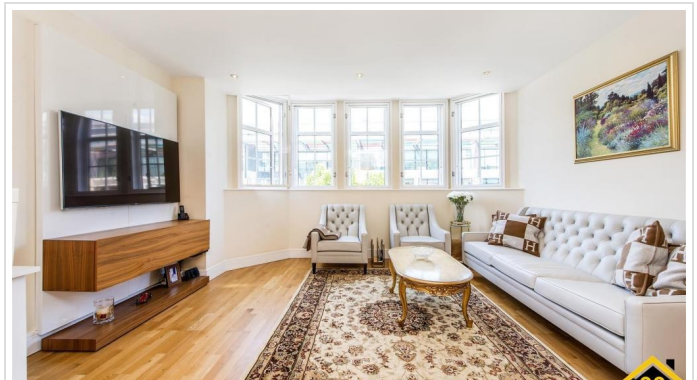




**99Home Ltd.**  
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2 Bed Flat In Romney House 47 Marsham Street, London, SW1P 3DS £3,350 Monthly





## SHORT DESCRIPTION

Property Ref: 16932 A well presented, very bright, 2 double bedroom apartment located on the 4th floor with lift of this popular development in the heart of Westminster, facing onto Marsham Street. The accommodation comprises of approx. 676 sq ft (62,8 sqm) of living spaces and further benefit from an open plan reception with an integrated kitchen, two double bedrooms both with fitted wardrobes, 2 bathrooms (1 ensuite), wood flooring, further storage and an underground parking space with a lift for an additional car. Residents benefit from a 24 hour porter and a well-equipped gymnasium with a sauna and treatment room, as well as access to a private courtyard. Romney House is well located for access to the rail and tube links of St James Park, Westminster, Pimlico and Victoria. Property Type: Flat Full Renting price: £3350.00 Pricing Options: Fixed price Tenure: 12 months Council tax band: F Measurement: 676 sq.ft. Outside Space: Communal Garden Parking: Allocated Heating Type: Electric Heating -----



**Bed Room(s)**



**Bath Room(s)**



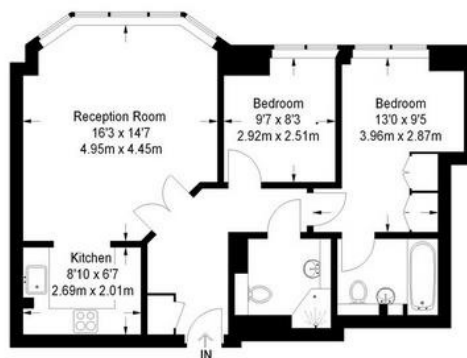
**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

### Romney House

Approximate Gross Internal Area  
676 sq ft / 62.8 sq m



Fourth Floor

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Valid until 21 June 2036	Certificate number 2289-1710-5025-1611-1151
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Property type	Mid-floor flat
Total floor area	60 square metres

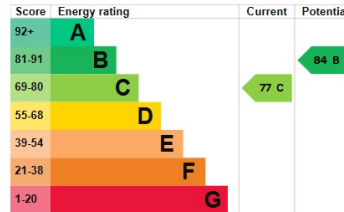
## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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