



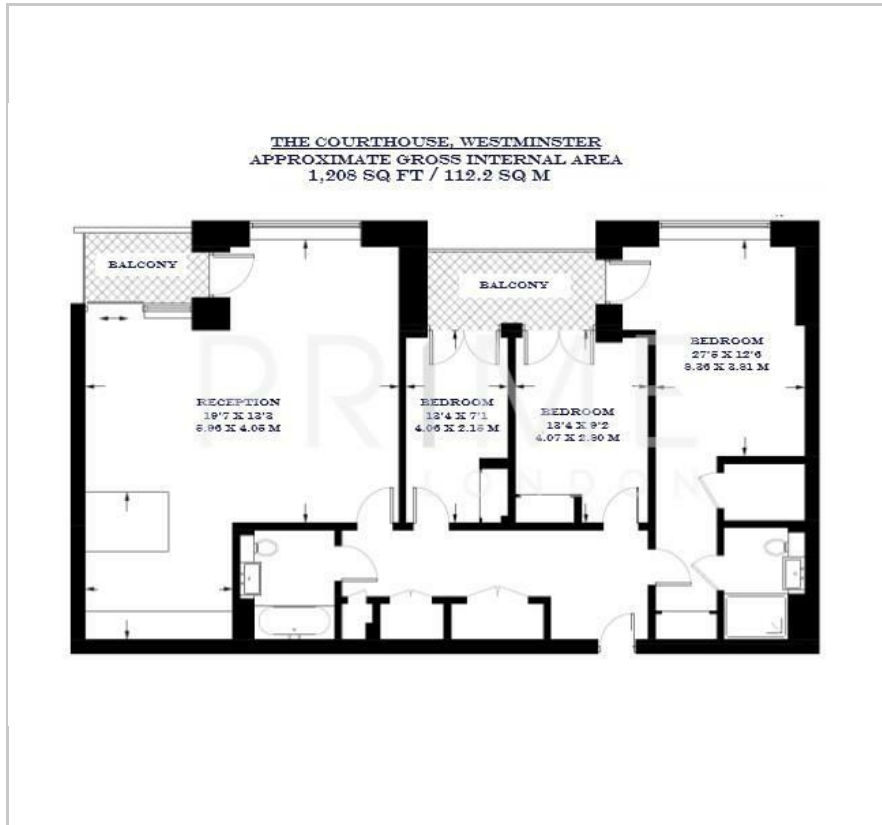
## The Courthouse

70 Horseferry Road, Westminster, SW1P 2DU

Offers In Excess Of £1,750,000



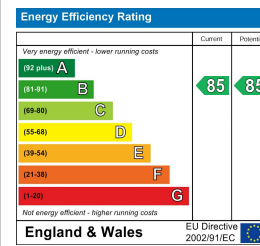
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Three bedroom apartment in the heart of Westminster
- Two private balconies with access from all bedrooms
- Resident's gym and private gardens
- Upgrades throughout
- 1,202 sq ft (112.2 sqm)
- St. James's Park, Pimlico and Westminster Stations under 0.5 miles away
- 24 hour concierge
- Parking space

This bright and spacious three-bedroom apartment, centrally located in Westminster within The Courthouse, is available for chain free sale through Prime London.

Totalling 1,208 sq ft (112.2 sqm), this residence comprises an open-plan kitchen/living area leading onto a balcony, a spacious master bedroom featuring an en-suite bathroom and closet, two additional well-sized bedrooms, and a family bathroom. The apartment also boasts many upgrades such as hardwood flooring, expansive floor-to-ceiling windows, sleek gloss kitchen cabinetry, a convenient breakfast bar, and an additional balcony accessible from all bedrooms. There is ample additional storage throughout.

Residents of The Courthouse benefit from 24-hour concierge services, access to a well-equipped gym, and beautifully landscaped private gardens.

Situated nearby, an array of exceptional dining venues, boutiques, and bars await exploration, alongside renowned landmarks such as Buckingham Palace, St James's Park, Tate Britain, Westminster Abbey, and Big Ben. This location also provides convenient access to the vibrant West End—London's entertainment hub replete with theatres, museums, and shopping districts, including popular destinations like Oxford Street, Covent Garden, and Regent Street.

For transportation, the apartment is close to three Underground stations: Pimlico, St. James's Park, and Westminster. Victoria Rail station is also nearby, offering excellent connectivity.



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