



Horseferry Road, London
£2,000,000



Apartment 80

70 Horseferry Road, London

A substantial three-bedroom, three-bathroom apartment with two private balconies and secure underground parking, set on the fifth floor of The Courthouse, an established modern development in the heart of Westminster.

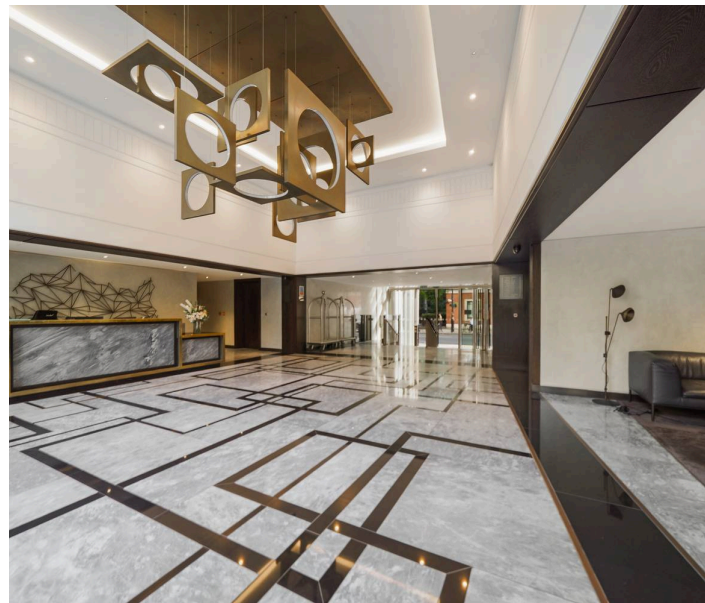
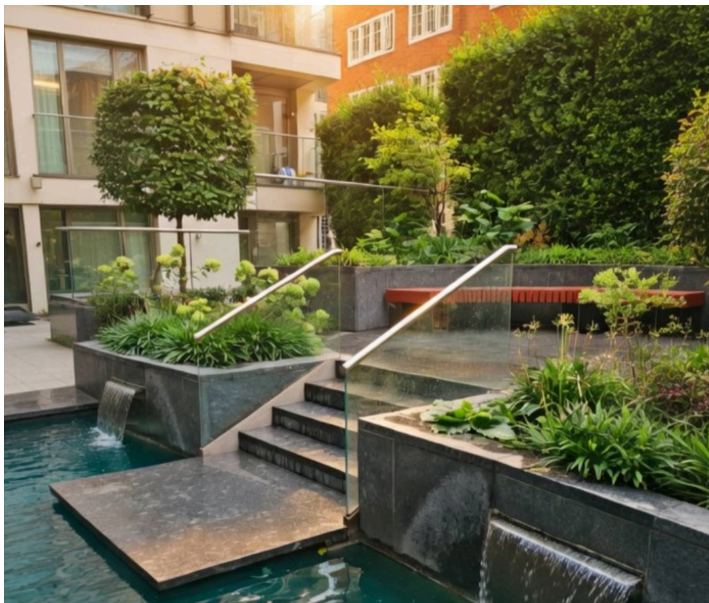
Extending to approximately 1,138 sq ft, the property combines generous lateral living space with 24-hour concierge, a residents' gym and landscaped communal gardens, moments from the River Thames and the Houses of Parliament.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A



- Three double bedrooms, three bathrooms and approximately 1,138 sq ft of lateral living space
- Impressive open-plan kitchen, reception and dining room extending to almost 23 ft
- Two private balconies offering valuable outside space in central Westminster
- Secure underground parking space—a significant advantage in this location
- Fifth-floor position with lift access and excellent natural light
- 24-hour concierge, residents' gym and landscaped communal gardens
- Exceptional Westminster location near the River Thames, Parliament and four Underground stations



Entrance Hall

Dimensions: Central hallway providing access to all three bedrooms, the separate bathroom and the kitchen/reception room.
Two built-in storage cupboards shown on the floor plan..

Kitchen / Reception Room

Dimensions: 22' 2" x 21' 11" (6.76m x 6.68m) Spacious open-plan room combining kitchen, living and dining areas.
Kitchen positioned along one wall, with a hob and sink shown on the plan.
Windows on two sides.
Direct access to both balconies..

Bedroom One

Dimensions: 12' 8" x 13' 10" (3.86m x 4.22m) Double bedroom positioned on the right-hand side of the apartment.
Two built-in storage/wardrobe areas shown on the plan.
External window.
Private en-suite shower room..

Bedroom One En Suite

Dimensions: 9' 1" x 18' 10" (2.77m x 5.74m) Shower enclosure.
Washbasin.
W/C
Access directly from Bedroom One..

Bedroom Two

Dimensions: 9' 1" x 18' 10" (2.77m x 5.74m) Shower enclosure.
Washbasin.
WC.
Access directly from Bedroom Two..

Bedroom Two En Suite

Dimensions: 5' 1" x 7' 5" (1.55m x 2.26m) Shower enclosure.
Washbasin.
WC.
Access directly from Bedroom Two..

Bedroom Three

Dimensions: 9' 0" x 12' 3" (2.74m x 3.73m) Bedroom positioned between Bedroom Two and the kitchen/reception room.
Built-in storage/wardrobe area.
Window overlooking the larger balcony.
Access from the entrance hall..

Separate Bathroom

Dimensions: 6' 6" x 7' 8" (1.98m x 2.34m) Bathtub.
Washbasin.
WC.
Access from the hallway,





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