





A stunning duplex apartment of approximately 2,800 sq ft split over the fifth and sixth floors, this penthouse benefits from two secure underground car parking spaces and 24 hour security and concierge.

The penthouse has an open-plan living and dining room with access to a private balcony, private media room and separate kitchen. There are three bedrooms all with the benefit of en-suite bathrooms and a dressing room.

Drake House is a luxury new build development that sits on the corner of Marsham Street and Horseferry Road, perfectly positioned next to The Houses of Parliament and Westminster Abbey and within walking distance of the green spaces of St James's Park.



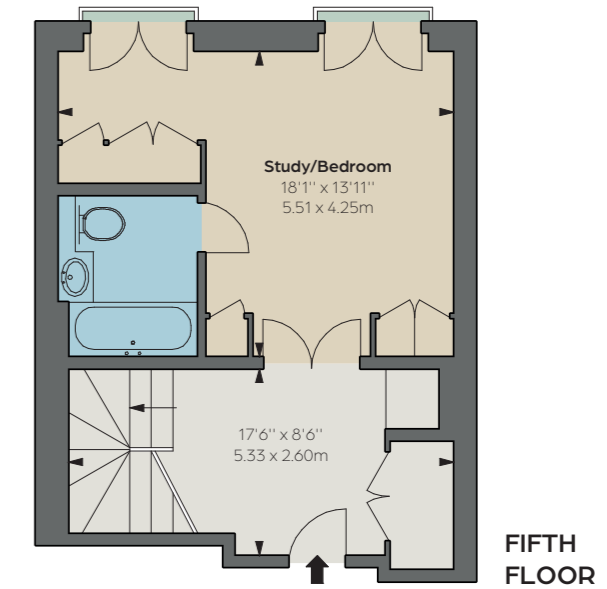


- 3 Double bedrooms
- 3 En suite bathrooms
- Media room (bedroom 4)
- Kitchen
- Living room/dining room
- 2 Terraces
- Lift
- 24 Hour concierge
- Two underground parking spaces
- EPC: B



GUIDE PRICE: £5,250,000
TENURE: Leasehold with approximately 991 years remaining (expiring 25.03.3013)
SERVICE CHARGE: TBC
GROUND RENT: £1,750 per annum
LOCAL AUTHORITY: City of Westminster

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 13/01/22 JLL-220113-02GG



APPROXIMATE GROSS INTERNAL AREA
 2,848 sq ft
 264.69 sq m



ALEX THE
WINSHIP BROCHURE

JLL Knightsbridge

174 Brompton Road, London SW3 1HP
020 7306 1610

JLL Chelsea

2 Cale Street, London SW3 3QU
020 7399 5010

jll.co.uk/primecollection

