



Victoria Street, Westminster, SW1H

Asking Price: £1,225,000

Benham
& Reeves

Victoria Street, Westminster, SW1H

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A fantastic, larger than average one bedroom apartment located on the 2nd floor of a contemporary building with lift measuring at 840 Square Feet (78 SQ.M) in this sought after and beautifully finished development in the heart of Victoria. The apartment has been finished to the highest standard with oiled oak timber floors, underfloor heating and cooling and perimeter ceiling lighting. The accommodation comprises an open plan kitchen and reception room with access to a private balcony, there is a smart integrated kitchen and a very good size double bedroom with large built-in wardrobe, a contemporary luxury bathroom and a further ample storage plus a utility cupboard housing a washer/dryer.

Victoria Street is very well located close to the transport links of St James's Park, Westminster, Victoria and Pimlico which are all within walking distance.

The surrounding area also offers a variety of retail stores, including the flagship House of Fraser Department store, the Cardinal Place Shopping Centre as well as an abundance of amenities including a Tesco Local, a Little Waitrose, a Curzon Cinema and many new restaurants, namely, Jamie Oliver's Italian, Iberica, Browns, La Tasca, Zizzi and Wagamama to name but a few. Shepherds, The Quilon and Cinnamon Club compliment the extensive range of existing restaurants.



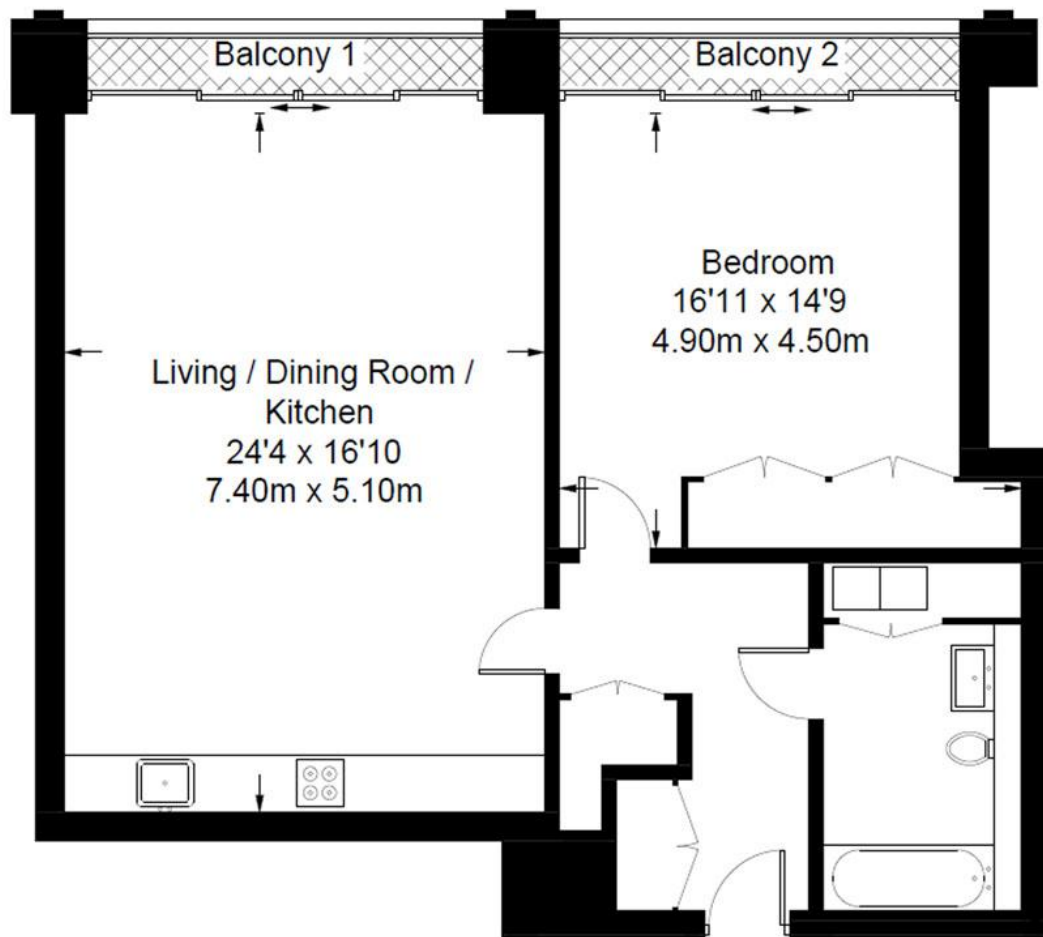


Property Features:

- One Bedroom
- One Bathroom
- Second Floor
- 840 Square Feet (Approx.)
- Underfloor Heating and Cooling System
- 24 Hour Concierge, Residents Gym & Communal Gardens
- St James's Park Station (0.2miles)
Westminster Station (0.4 miles) Pimlico Station (0.6 miles)



2nd Floor
Total Gross Internal Area
 78 Sq/m - 840 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £1,225,000

Tenure: Leasehold
Expires 29/05/3012
Approximately 986 Years Remaining

Ground Rent: £500 (per annum) for the year 2024

Service Charge: £9,875 (per annum) for the year 2024

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220087

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London

Canary Wharf
City
Colindale
Dartmouth Park
Ealing
Fulham
Hammersmith

Hampstead
Highgate
Hyde Park
Kensington
Kew
Knightsbridge
Nine Elms

Shoreditch
Surrey Quays
Wapping
White City
Woolwich

International

China
Hong Kong
India
Malaysia
Middle East
Singapore
South Africa

