



# Victoria Street, Westminster, SW1H

Asking Price: £1,345,000

Benham  
& Reeves

# Victoria Street, Westminster, SW1H

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A well-presented one bedroom apartment located on the third floor of a modern building with a lift, spanning over 840 square feet approximately. 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 reception room with floor to ceiling windows and access to a private balcony, there is a smart integrated kitchen and a very good size double bedroom with large built-in wardrobes and further access to a second balcony, a contemporary luxury bathroom and a further ample storage plus a utility cupboard housing a washer/dryer.

Residents of 55 Victoria Street benefit from a stunning entrance lobby with a 24-hour concierge, communal gardens and fully equipped gymnasium.

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



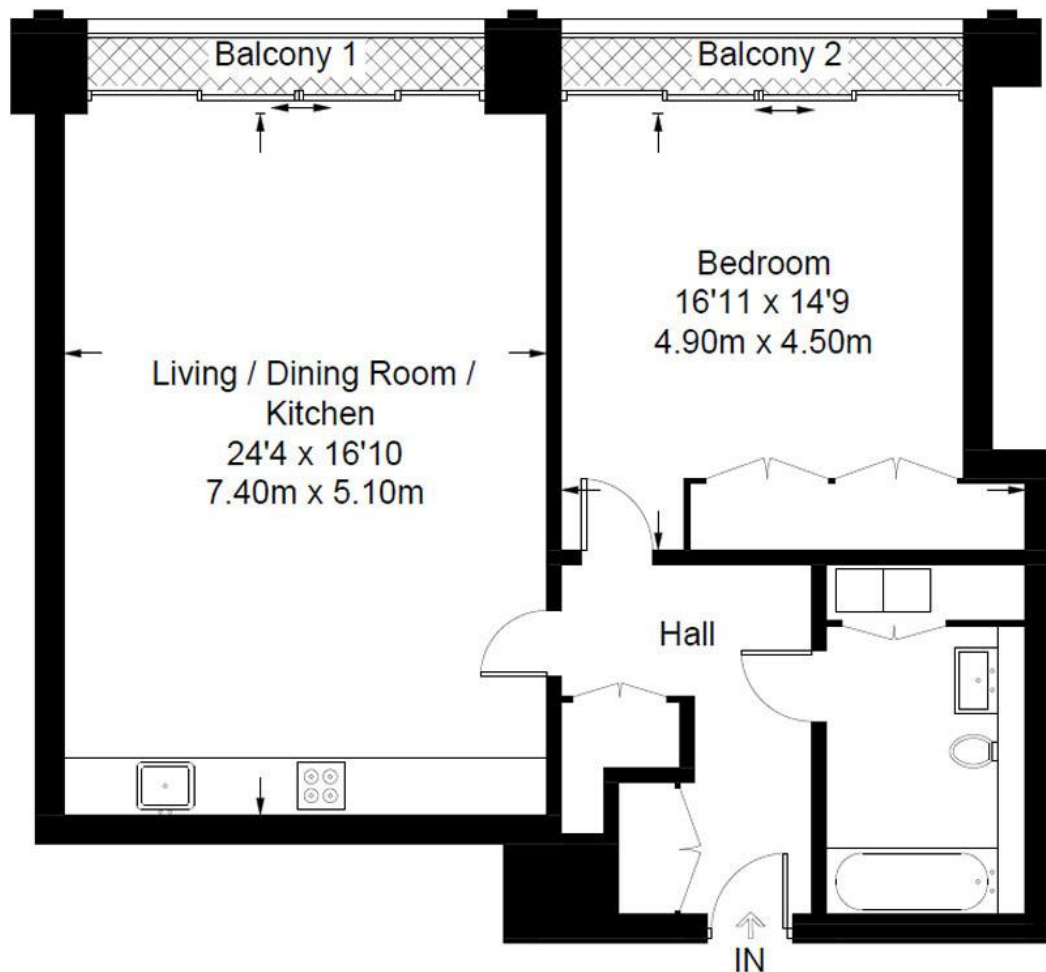


## Property Features:

- One Bedroom
- One Bathroom
- Third 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)



## 3rd Floor Total Gross Internal Area 78 Sq/m - 839 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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: £1,345,000

Tenure: Leasehold  
Expires 27/05/3012  
Approximately 988 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: KEN220088

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W: [www.benhams.com](http://www.benhams.com)

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