



**Gillingham Street, Westminster, SW1V**

Asking Price: £540,000

 Benham  
& Reeves



# Gillingham Street, Westminster, SW1V

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one bedroom apartment located on the third floor, spanning approximately 473 square feet of living space. The flat features an open-plan living area, a double bedroom with built-in wardrobes, and a large bathroom.

The property further benefits from comfort cooling, heating systems and underground parking.

20 Gillingham Street is a sought-after modern development designed for city living, with a day porter, 24-hour security team, lifts, CCTV and communal gardens. Residents also benefit from good transport links of Victoria station located within a few minutes' walk, offering access to the Gatwick Express, National Rail services, and the District, Circle, and Victoria lines. The underground journey time to Heathrow is approximately 40 minutes. Nova Victoria is moments away, providing a large array of shops and eateries and there are many gyms, bars and restaurants in the area.





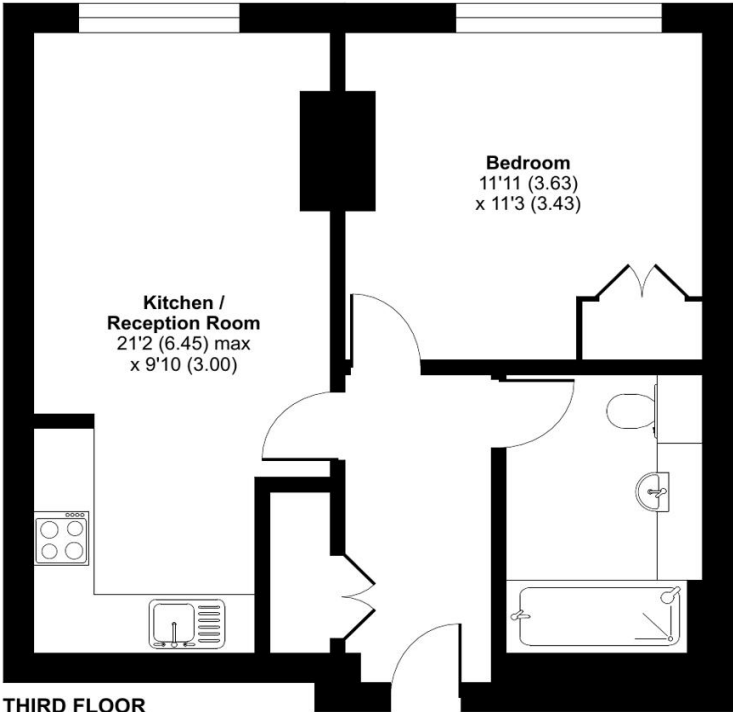
## Property Features:


- Underground Parking
- One Bedroom
- One Bathroom
- Third Floor
- 473 Square Feet (Approximately)
- Porter & Lift
- Victoria Station (0.1 miles)
- Pimlico Station (0.5 miles)
- St. James's Park Station (0.5 miles)



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Approximate Area = 473 sq ft / 43.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(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:	£540,000
Tenure:	Leasehold Expires 28/09/3006 Approximately 981 Years Remaining
Ground Rent:	£250.00 (per annum) to Sept 2025
Service Charge:	£6,133.12 (per annum) to March 2025
Anticipated Rent:	£2,100.00 pcm Approx. 4.7 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

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