



**Warwick Row, Westminster, SW1E**

Offers in excess of: £950,000

 Benham  
& Reeves

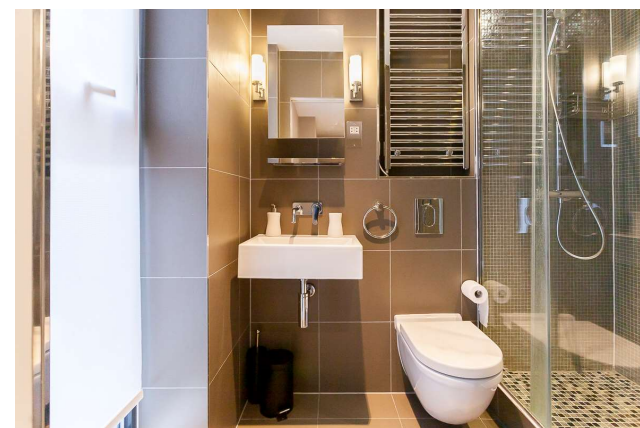
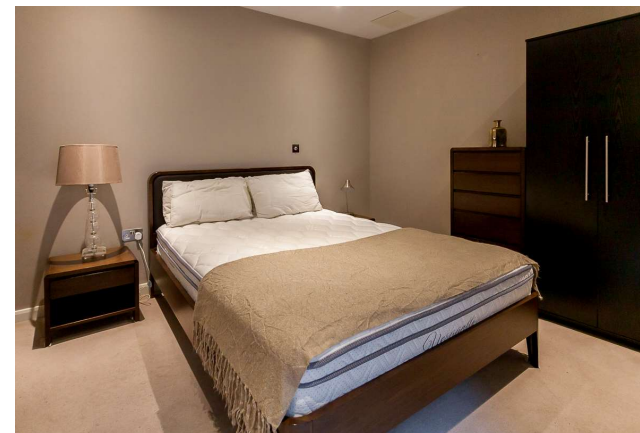
# Warwick Row, Westminster, SW1E

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully presented first floor three bedroom, two bathroom apartment, spanning approximately 982 square feet of living space with exceptional light. The property is tucked away on a quiet side street leading to a cul-de-sac and only moments from Buckingham Palace and St. James's Park.

This area is one of Westminster's most sought-after locations as it combines some of London's most iconic areas and buildings with fabulous transport links at nearby Victoria station.

Warwick Row is a side street off Bressenden Place and lies close to the Royal Gallery Mews, approximately halfway between Victoria station and St. James's Park. A wide selection of shops, bars and restaurants can be found on Victoria Street and Cardinal Place shopping centre. Victoria station provides access to Gatwick Express, British Rail, Victoria, District and Circle lines. St. James's Park and Green Park are the closest public parks.





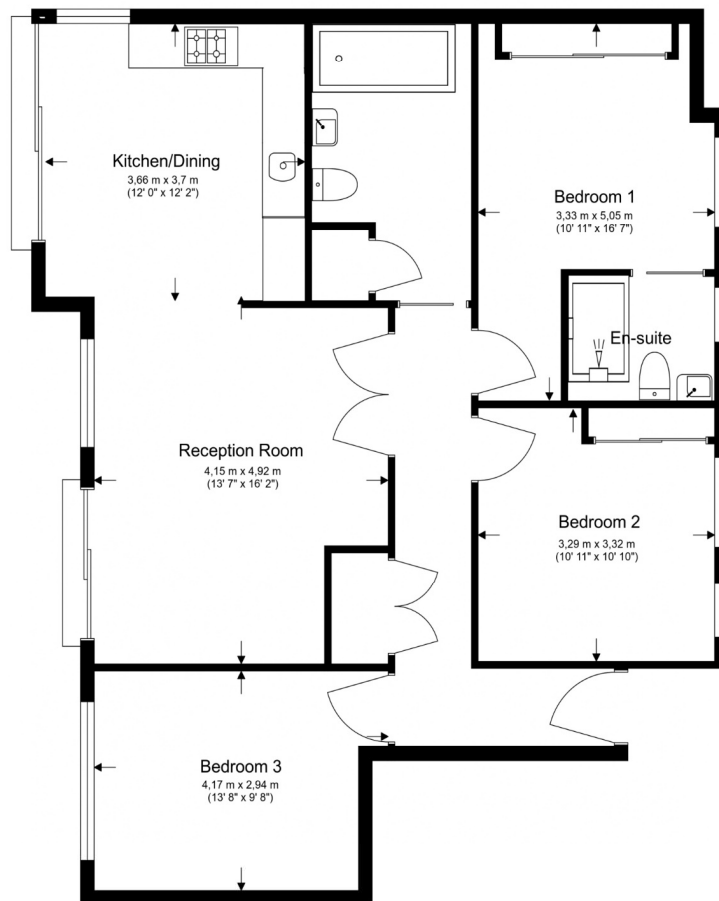
## Property Features:

- Three Bedrooms
- Two Bathrooms
- First Floor
- 982 Square Feet (Approximately)
- Victoria Station (0.2 miles)
- St. James's Park Station (0.4 miles)
- Hyde Park Corner (0.7 miles)



## First Floor

Total Gross Internal Area  
91 Sq/m - 982 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>84</b>	<b>84</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.

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Tenure: Leasehold  
Expires 18/12/2134  
Approximately 109 Years Remaining

Ground Rent: £250.00 (per annum)  
for the year 2025

Service Charge: £15,367 (per annum)  
for the year 2025

Anticipated Rent: £5,000.00 pcm  
Approx. 6.3% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240054

T: 020 7938 3522

E: [kensington.sales@benhams.com](mailto:kensington.sales@benhams.com)

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

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