



Warwick Row, Westminster, SW1E

Offers in excess of: £1,050,000

 Benham
& Reeves

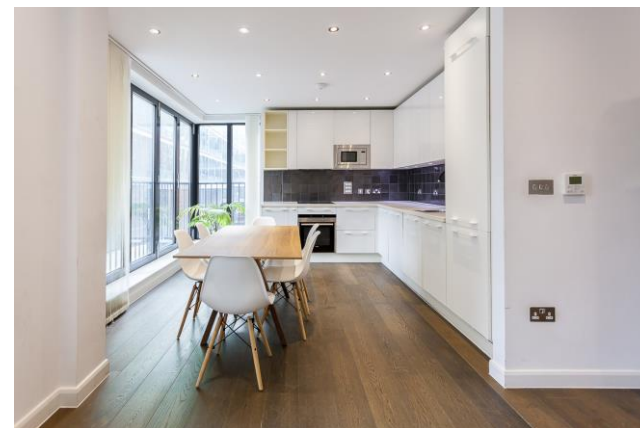
Warwick Row, Westminster, SW1E

 3 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully presented fourth 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.





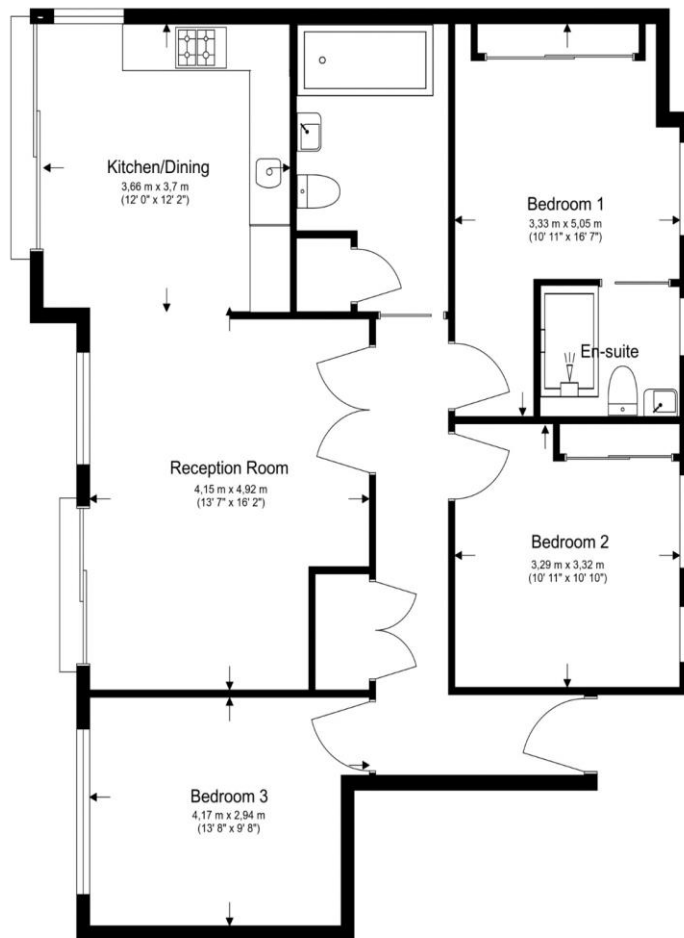
Property Features:

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



4th 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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.

Offers in excess of: £1,050,000

Tenure: Leasehold
Expires 18/12/2134
Approximately 110 Years Remaining

Ground Rent: £250.00 (per annum)
for the year 2024

Service Charge: £16,992.00 (per annum)
for the year 2024

Anticipated Rent: £3,900.00 pcm
Approx. 4.5 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240054

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 | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

