



Victoria Street, Westminster, SW1H

Asking Price: £675,000

 Benham
& Reeves

Victoria Street, Westminster, SW1H

 Studio  1 Bathroom (s)  Leasehold

A larger than average, well presented studio apartment located on the second floor of the desirable 55 Victoria Street development. The accommodation spans an impressive 425 square feet (approx.) and comprises an open plan reception room with floor to ceiling windows that lead to a small balcony and a smart and fully fitted kitchen with integrated Siemens appliances. The separate double bedroom area has fitted wardrobes. There is a modern shower room and 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. This fantastic development is surrounded by a wealth of local amenities such as high-end retail, local supermarkets, restaurants, bars, entertainment establishments and landmarks perfectly positioned to enjoy the prime areas of London on foot and through a number of extremely convenient transport links.

Victoria Street is well situated to the transport links of St James's Park station (0.2miles)
Westminster Station (0.4 miles) Victoria Station (0.5 miles) Pimlico Station (0.6 miles).

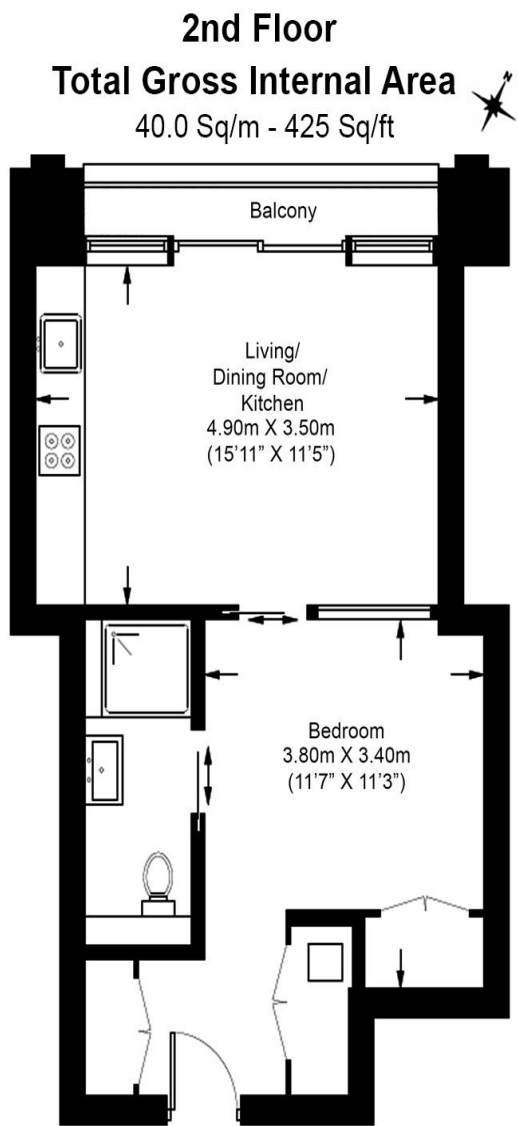




Property Features:

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





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+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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: | £675,000 |
| Tenure: | Leasehold Expires 29/05/3012 Approximately 988 Years Remaining |
| Ground Rent: | £500 (per annum) for the year 2024 |
| Service Charge: | £4,955 (per annum) for the year 2024 |

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN220086

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