



BRUTON

— PROPERTY —



55 Victoria Street
London, SW1H 0AF

Guide price £925,000



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A beautiful apartment in the sought-after 55 Victoria Street building, featuring a small balcony, residents gym, 24-hour concierge and sky garden.

There is a smart integrated kitchen, a very contemporary luxury bathroom plus a utility cupboard housing a washer/dryer. 2.9m ceiling heights with floor to ceiling windows.

55 Victoria Street is located near Buckingham Palace, St James's and Green Park. The flat is within reach of restaurants, cafes, shops, St James's and Mayfair.

Transport Links:

* St James's Park (Circle & District Lines): Approx. 0.1 miles (0.16 km)

* Victoria Station (Victoria Line and mainline services): Approx. 0.4 miles (0.64 km)

* Westminster (Jubilee Line): Approx. 0.5 miles (0.8 km)

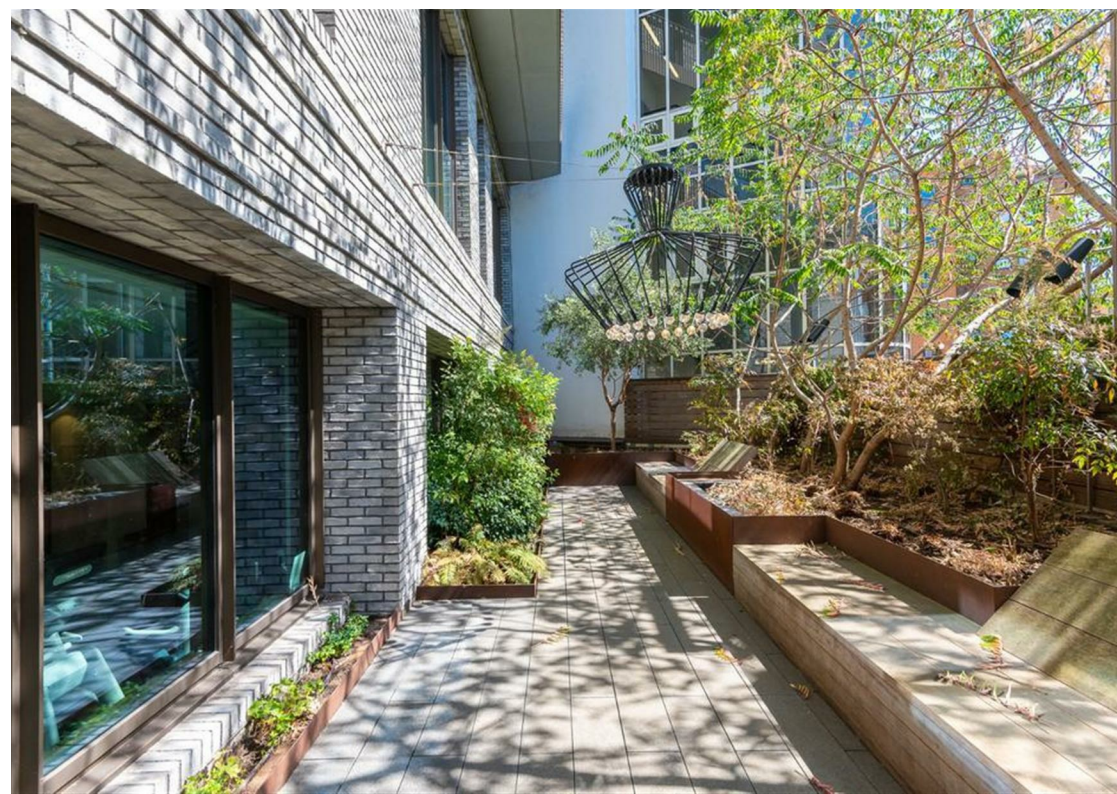
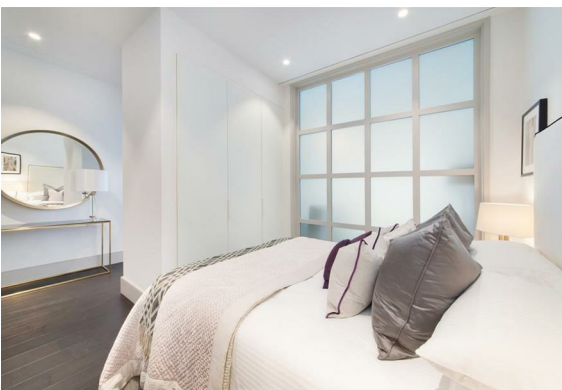
*This property includes a service charge, which is reviewed annually and may be subject to change. Please contact us for more information regarding service charges.

CPR (Cladding): It's been tested and there are no works required.

Size: 611 SQ FT / 56.76 SqM

Service charge: £7,241.28 per annum 2024/2025

Ground rent: £500 per annum 2024/2025

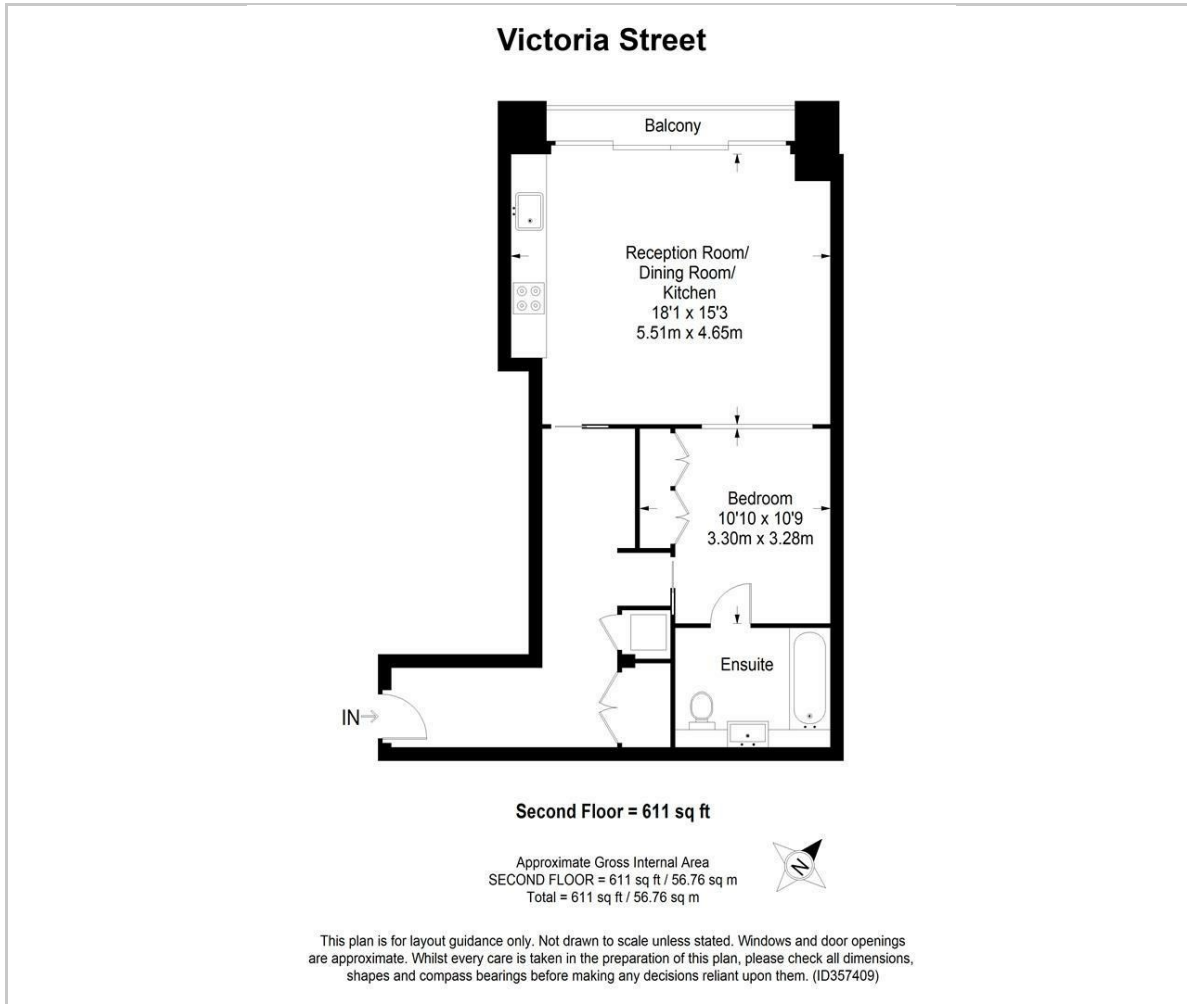




Leasehold - 986 years remaining
EPC rating: B
Council Tax: Westminster Band E
(£1,189.42 per annum 2024/2025)




Floor Plan




Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

