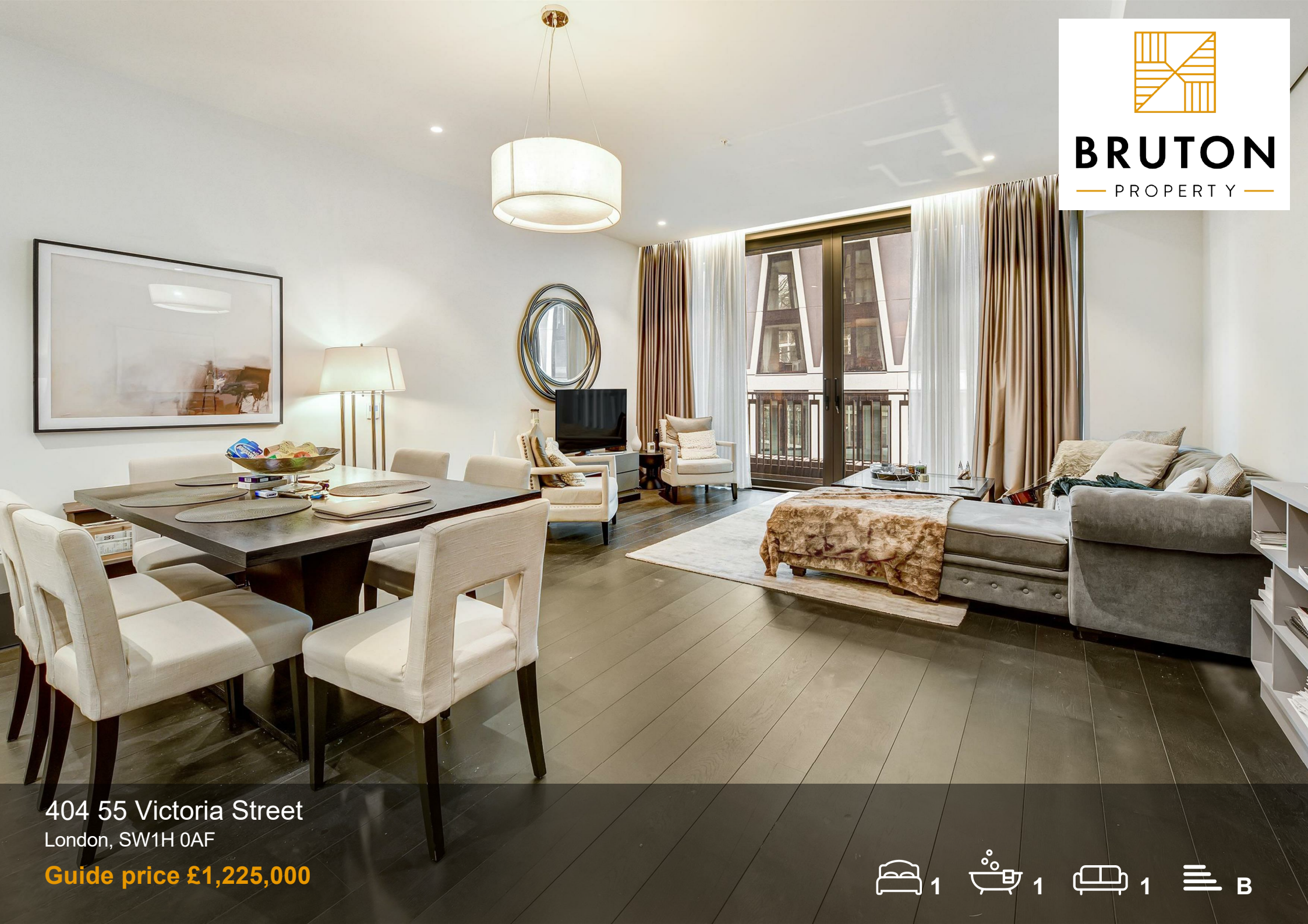




BRUTON
— PROPERTY —



404 55 Victoria Street
London, SW1H 0AF

Guide price £1,225,000



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London, SW1H 0AF

Large 860 Sq Ft beautifully furnished and immaculately presented apartment in 55 Victoria Street. With 24/7 concierge, gym and residents' 8th floor roof terrace/ sky garden.

Completed to an exciting standard throughout with very good storage. The apartment is situated on the 4th floor of the 55 Victoria Street development and comprises: 1 super king bedroom with Juliet balcony, bathroom, open-plan reception/kitchen with Juliet balcony and access to the residents' gym and roof terrace.

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: 79.91 sq m / 860 Sq Ft





Service charge: £10,311.06 per annum 2024/2025
Ground rent: £500 per annum 2024/2025
Leasehold - 986 years remaining
EPC rating: B
Council Tax: Westminster Band F (£2,779.76 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 firms 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

