



Brunswick Court Regency Street Westminster, London, SW1P 4AE

A light and bright flat in this solidly built purpose built block situated in the heart of Westminster. The flat comes to the market with a long lease and in excellent condition, ready to move into. These flats are excellent as a London home or as a rental investment. The annual service charges are very reasonable too. There are communal gardens and a decent usable private balcony.

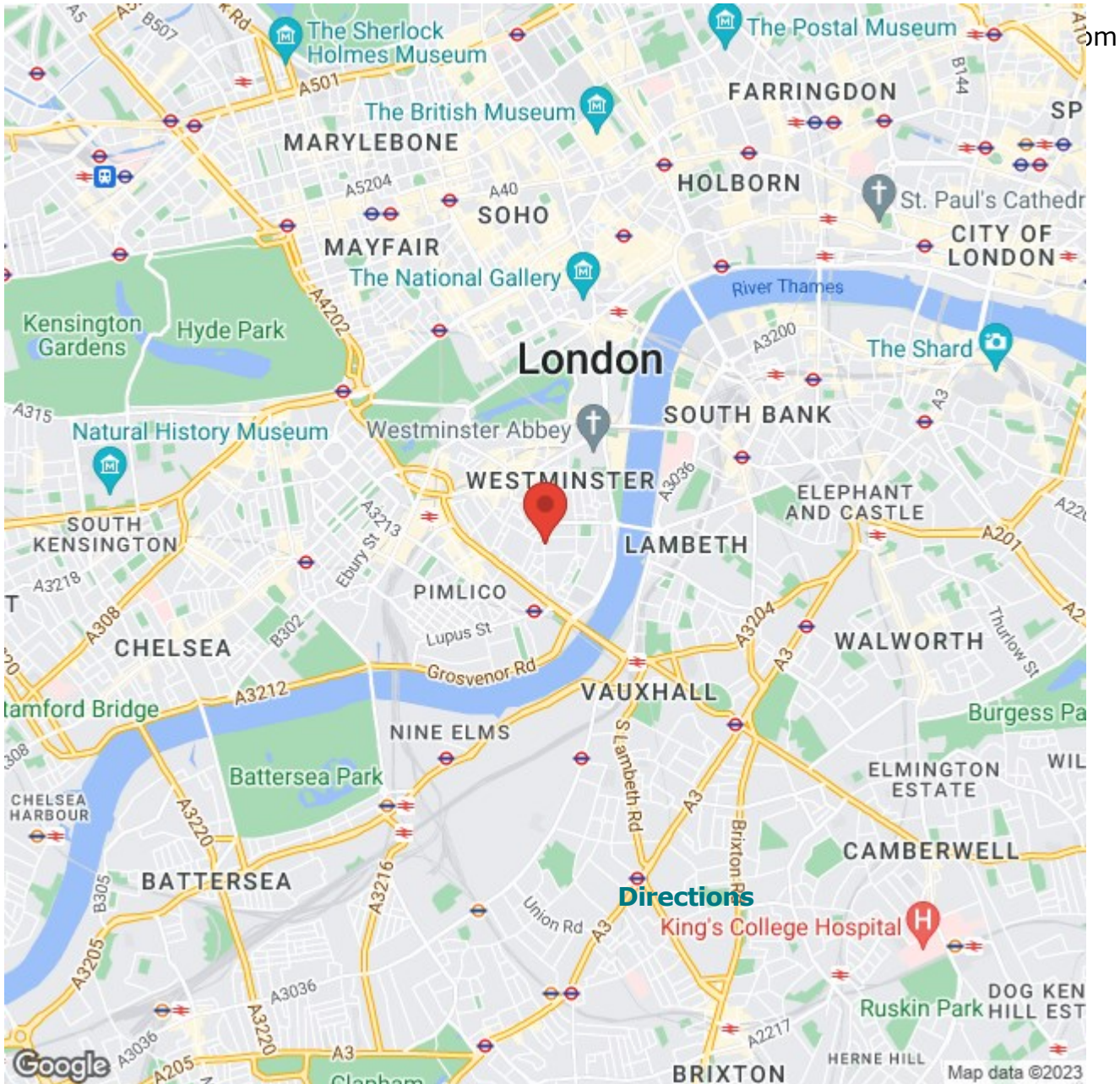
The local area is extremely well connected with Victoria Railway Station providing national mainline services including the Gatwick Express, and underground stations at Victoria, St James's Park, Westminster and Pimlico all within convenient distances. Renowned and iconic local landmarks include St James's Park, the Houses of Parliament, Westminster Abbey & Westminster Cathedral, and the Tate Britain Gallery, all of which are just a short walk away.

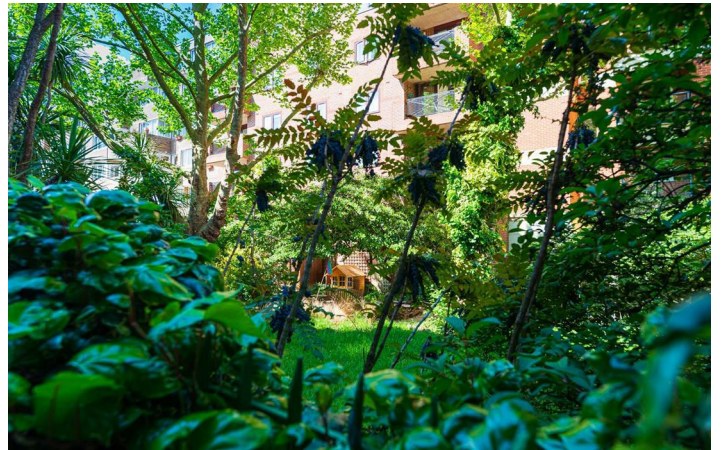
Lease - Approximately 175 years remaining unexpired
Service charge - £1495 for the current year.

£550,000

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Westminster, London, SW1P 4AE





Floor Plan

BRUNSWICK COURT, REGENCY STREET, SW1

Approximate Gross Internal Area 47.7 sq m / 513 sq ft
(Including Storage of 2.7 sq m / 29 sq ft)



Fourth Floor

Measurements are approximate and for illustrative purposes only.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
(82-91) A	Very energy efficient - lower running costs			(81-91) A	Very environmentally friendly - lower CO ₂ emissions		
(69-81) B				(69-80) B			
(55-68) C				(55-68) C			
(39-54) D				(39-54) D			
(21-38) E				(21-38) E			
(11-20) F				(11-20) F			
(1-10) G	Not energy efficient - higher running costs			(1-10) G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	