



Artillery Mansions
Victoria Street, SW1H

CHESTERTONS





A very grand penthouse apartment spanning 1,411 square foot, situated on the 7th floor (with direct lift access) of an extremely sought-after development in the heart of Westminster. Accessed via an impressive courtyard, the property comprises a very substantial master bedroom leading on to a sizable private roof terrace with fantastic views, including the Houses of Parliament. The Master bedroom benefits from a very generously sized en-suite bathroom. The property further comprises a double bedroom, bathroom, a separate very spacious well equipped kitchen and a large reception room / dining room leading out onto another private roof terrace. Additional benefits include secure underground parking and 24 hour concierge.

Artillery Mansions is set back from Victoria Street behind imposing gates. Victoria Station is less than ½ a mile away and provides superb transport links including Gatwick Express, Circle, District and Victoria lines and National rail services. The property is very well located for St James Park and Westminster underground stations providing linkages to the Jubilee, District and Circle lines.

- A Fantastic Two Double Bedroom Penthouse
- Very Spacious Reception and dining Room
- Separate Kitchen
- Two Bathrooms
- Two Private Roof Terraces
- 24 Hour Concierge and Private Parking

Offers in excess of
£1,500,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D	59	82
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales

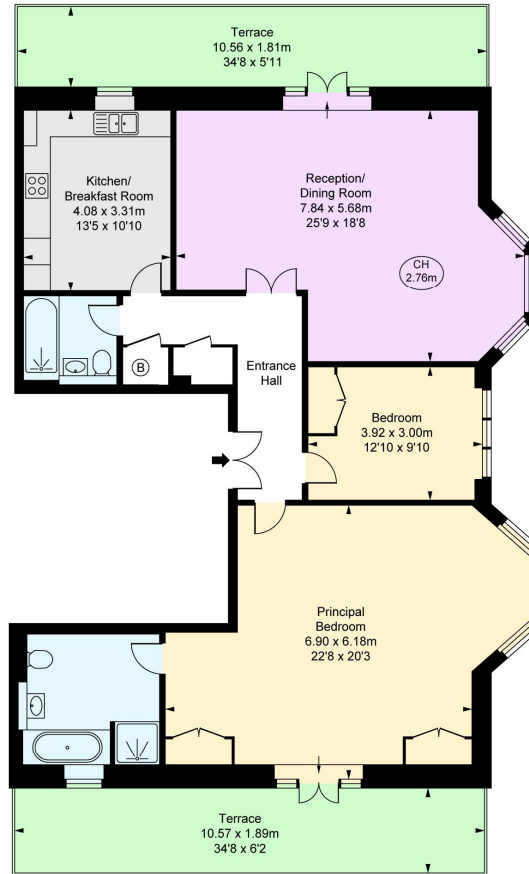
EU Directive 2002/91/EC

Tenure: Leasehold (expires 28/07/3002)
Service Charge: £17,000 (Approximately)
Ground Rent: £150
Local Authority: Westminster
Council Tax Band: H

Chestertons Westminster & Pimlico Sales

105 Wilton Road
 London
 SW1V 1DZ
 westminster@chestertons.co.uk
 020 3040 8201
 chestertons.co.uk

Artillery Mansions, SW1H
Approximate Gross Internal Area
131.08 sq m / 1,411 sq ft
(CH = Ceiling Heights)



Seventh Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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