



Lewcos House  
57-63 Regency Street, SW1P







Seeking a stylish two-bedroom flat situated within a well-maintained block in the heart of Westminster? Step inside and discover a light-filled haven featuring an open-plan reception room that seamlessly flows into a modern kitchen, perfect for entertaining or unwinding. The two double bedrooms provide ample living space, with one boasting the added luxury of an en-suite bathroom.

This apartment caters to your comfort with amenities such as lift access and a designated underground parking space, eliminating the stress of finding street parking. Stepping outside, you'll find yourself immersed in the vibrant energy of Westminster, with an excellent range of shops, restaurants, and cultural attractions right on your doorstep. Additionally, excellent transport links connect you to the wider city, including Victoria, St. James's Park, and Westminster stations, ensuring you're never far from the action. This exceptional flat offers the perfect blend of contemporary style, convenient living, and a prime location, making it an ideal choice for discerning professionals or couples seeking a city bolthole.

- Modern two double bedroom flat within a well maintained block
- Two bathrooms (including one en-suite)
- Open plan reception room with a modern kitchen
- Lift access for added convenience
- Allocated underground parking space
- Prime location in the heart of Westminster, close to amenities and transport links

Asking Price £675,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

**Tenure:** Leasehold – 125 Years from 25 December 1997

**Service Charge:** £3,372p.a. (Approximately)

**Ground Rent:** £125p.a.

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Westminster & Pimlico Sales**

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

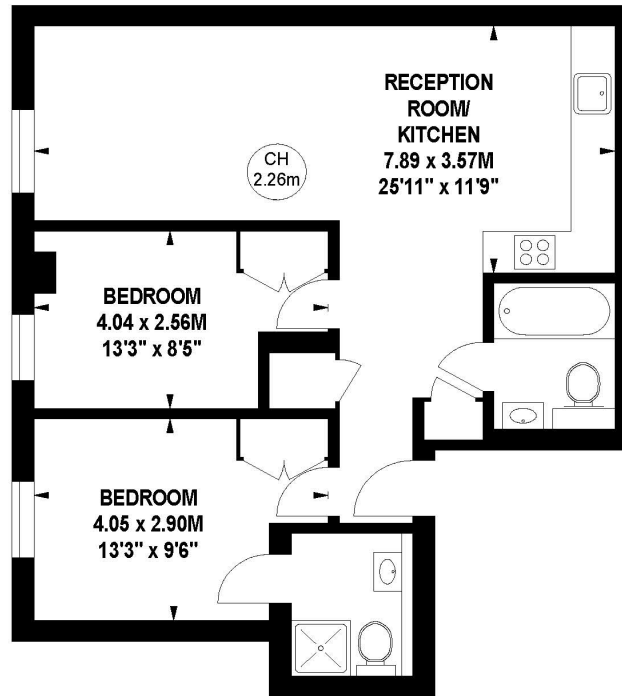
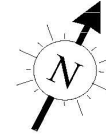
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# Lewcos House, SW1P

Approximate gross internal area

61.40 sq m / 661 sq ft

Key :  
CH - Ceiling Height



## First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.  
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.  
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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