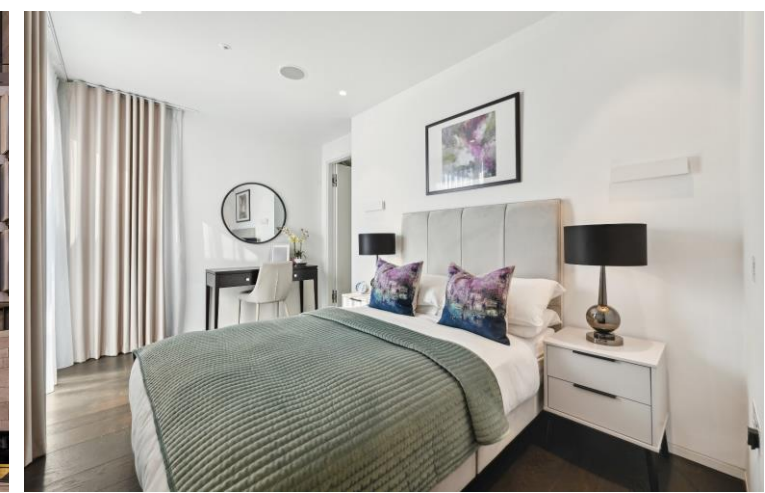




Buckingham Palace Road
London, SW1W

Asking Price £1,700,000

CHESTERTONS





A beautiful 8th floor apartment situated in a popular development in the heart of Nova. This beautiful modern apartment is a fantastic example of contemporary design, having been developed to an impeccable standard throughout. Set on the 8th floor of this incredible building, the apartment neatly fuses its sleek and stylish design with contemporary fixtures and fittings; featuring dark oak flooring, marble floor tiles (bathrooms), tactile stone worktops, a wine fridge (kitchen), under floor heating and comfort cooling. The property comprises: two bedrooms, two bathrooms (one en suite), fully-fitted open plan kitchen, reception with solid wooden floor and large windows.

Nova has a 24/7 concierge and features a residents' roof garden, gym, meeting room and cinema. Nova is Victoria's most highly regarded modern development, located to the south of St James's Park and west of Belgravia. The development features an incredible new restaurant boulevard featuring over 12 new restaurants and eateries. This area contains some of London's most iconic landmarks, including Buckingham Palace, Westminster Cathedral and the Houses of Parliament. Westminster Cathedral: approx 0.3 miles. Local parklands include: St James's Park (approx) 0.4 miles. Transport links include: Circle & District lines, Victoria line and mainline rail services (Victoria): approx 0.1 miles.

- Prime Location: Stylish apartment in The Nova Building, near St. James's Park and Belgravia.
- Modern Living: Two bedrooms, two bathrooms, open-plan kitchen/reception room.
- Luxury Amenities: 24-hour concierge, cinema, lounge/business suite, gym, and Communal roof garden.
- Secure Access: Fob-controlled lift access and secure underground parking for one car and bicycle storage.
- Excellent Transport: Close proximity to Victoria Station (Circle, District, Victoria lines, and mainline rail).
- No Onward Chain: Available for immediate purchase.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B	83	83
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 999 years from and including 4 May 2012

Service Charge: £13,475 Per Annum

Ground Rent: £800 Per Annum

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road

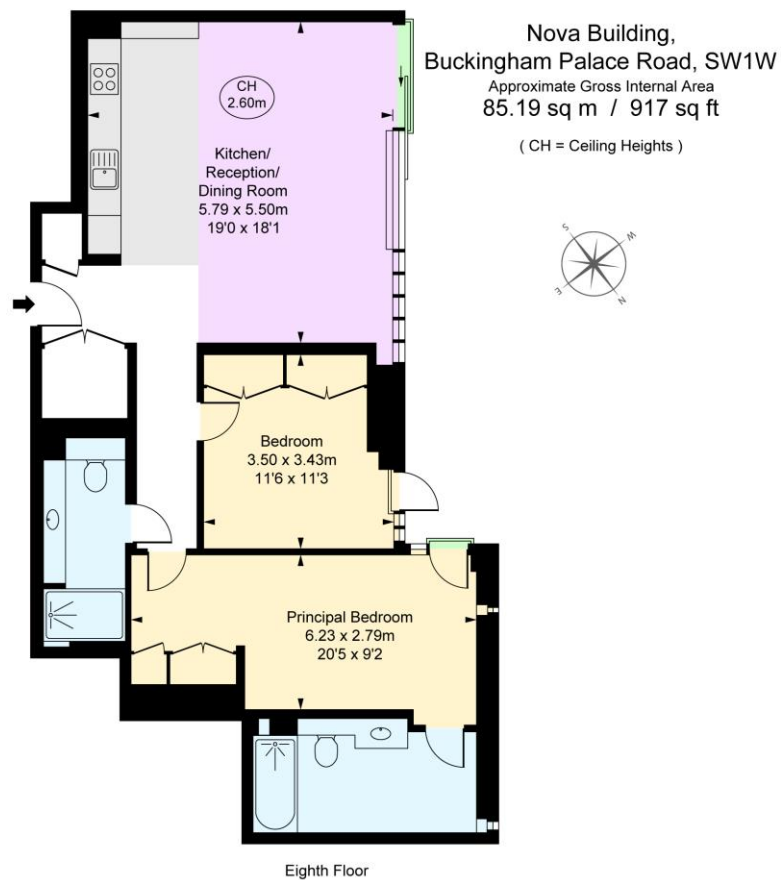
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FULHAM
PERFORMANCE
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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