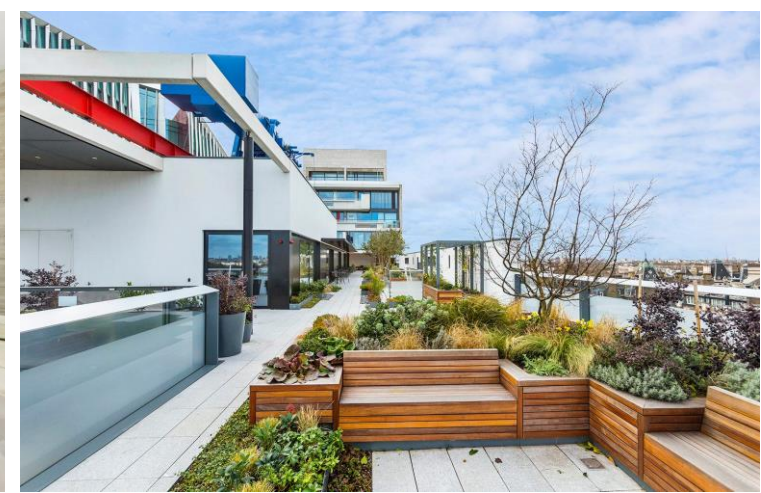




Buckingham Palace Road  
London, SW1W

CHESTERTONS









We are delighted to present this beautifully appointed one-bedroom apartment, ideally situated within the highly sought-after Nova Building development. Positioned on the fourth floor, an exceptional standard of finish throughout.

The accommodation comprises a contemporary, fully fitted open-plan kitchen, a spacious open plan reception dining area featuring impressive floor-to-ceiling windows, a generous double bedroom with ample built-in wardrobe space, and a spacious modern bathroom. The development has a 24-hour concierge, and for extra security, a secure fob lift access to the specific floor. The residents of Nova benefit from a residents' cinema, a residence lounge/ business suite, a gym and a communal roof garden. Offered with no onward chain.

The Nova Building is located to the south of St James's Park and west of Belgravia. The development features an incredible array of restaurants bars. This area contains some of London's most iconic landmarks, including Buckingham Palace, Westminster Cathedral and the Houses of Parliament. Local parklands include: St James's Park (approx) 0.2 miles.

Please note some images have been CGI edited.

- Beautifully presented one-bedroom apartment located on the fourth floor of the highly sought-after Nova Building development
- Finished to an exceptional standard throughout, featuring a contemporary fully fitted open-plan kitchen
- Generous double bedroom with ample built-in wardrobe space and a spacious modern bathroom
- Exclusive resident amenities including a 24-hour concierge, secure fob-controlled lift access, residents' cinema, lounge/business suite
- Prime central location south of St James's Park and west of Belgravia, surrounded by an excellent selection of restaurants and bars
- Ideally positioned near iconic London landmarks, close to Victoria Station.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold - Leasehold – 999 Years from and including 4 May 2012

**Service Charge:** £8890 Per Annum

**Ground Rent:** £600 Per Annum

**Local Authority:** City of Westminster

**Council Tax Band:** B

**Chestertons Westminster & Pimlico Sales**

105 Wilton Road

London

SW1V 1DZ

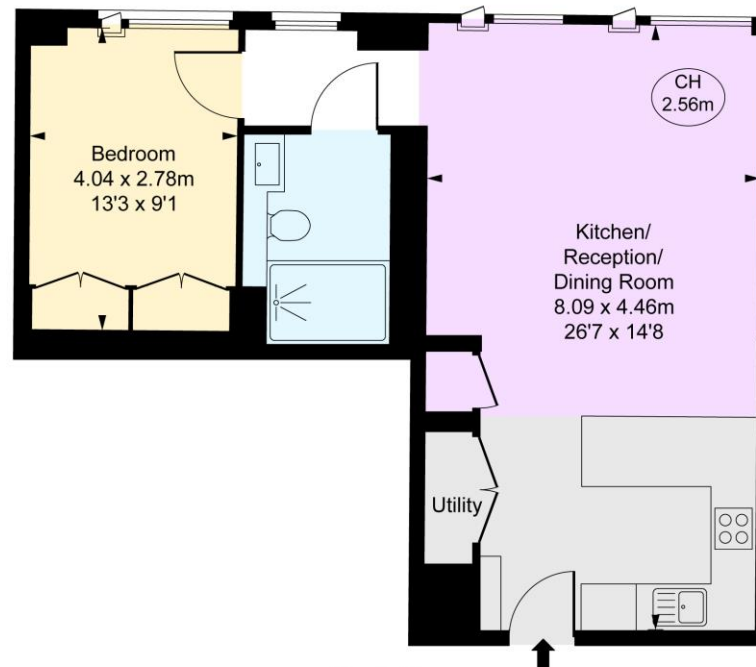
westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

## Buckingham Palace Road, SW1W

Approximate Gross Internal Area  
**57.30 sq m / 617 sq ft**  
( CH = Ceiling Heights )



Fourth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All 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.  
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable