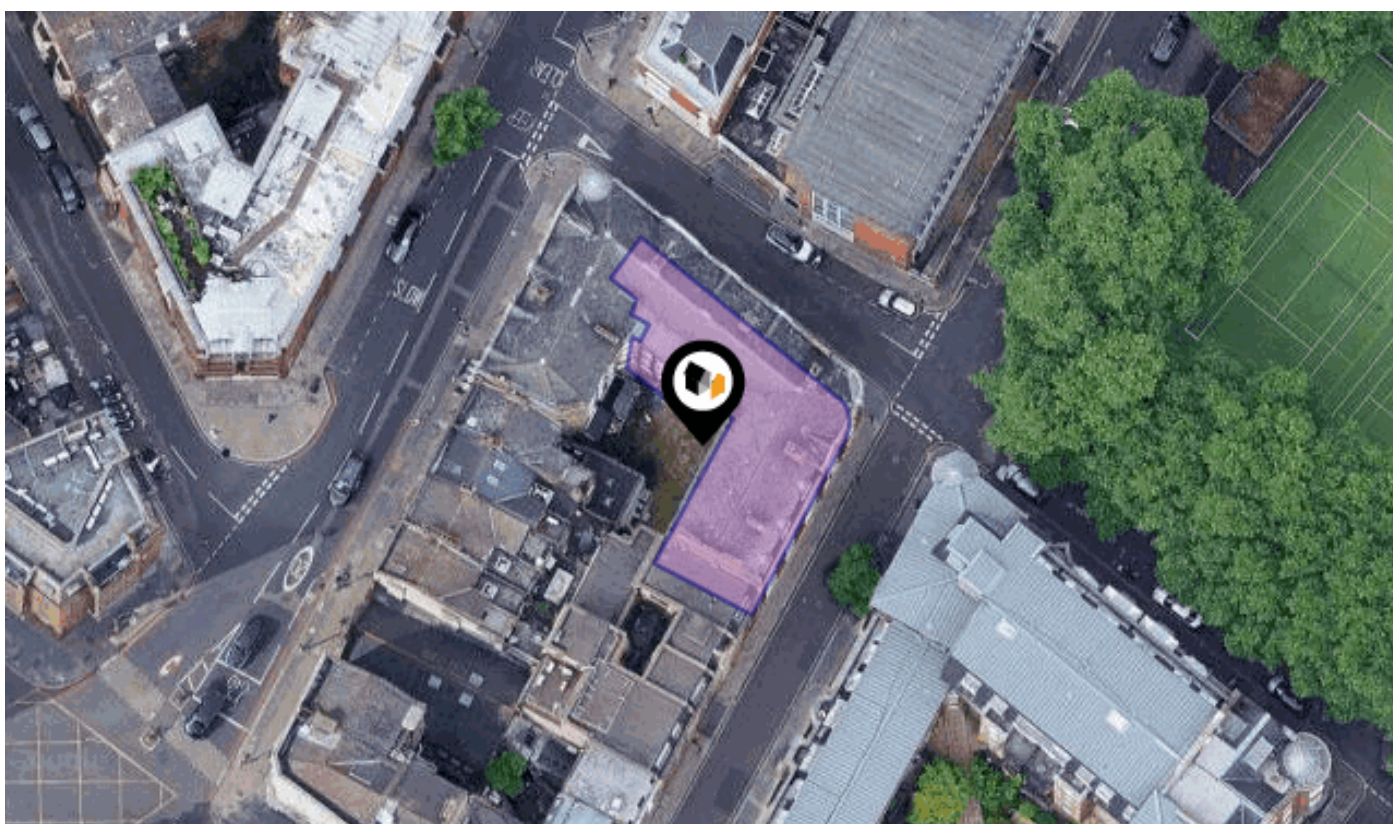


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 30th October 2025



VINCENT SQUARE MANSIONS, WALCOTT STREET, LONDON, SW1P

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



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aprift
Lettings Intelligence

Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to Vincent Square Mansions, located on Walcott Street in the prestigious Westminster area of London. This stunning UNFURNISHED 2-bedroom, 1-bathroom apartment is now available for lease. Upon entering this stylish apartment, you will be greeted by a spacious and inviting living area, perfect for entertaining guests or simply unwinding after a long day. The large windows allow for ample natural light to flood the space, creating a warm and welcoming atmosphere with views over Vincent Square. The modern kitchen is equipped with high-end appliances and offers plenty of storage and countertop space, making it a joy to prepare meals and indulge in culinary adventures. The adjacent dining area provides the perfect setting for intimate dinners or casual gatherings with friends and family. The two well-appointed bedrooms offer comfort and tranquillity, providing the ideal space for relaxation and rest. The sleek and contemporary bathroom features elegant fixtures and finishes, ensuring a luxurious and refreshing experience. With a generous building area of 721 square feet, this apartment offers plenty of room to spread out and make yourself at home. The property is situated in a well-maintained building, providing residents with a secure and peaceful living environment. Located in the heart of Westminster, this property offers easy access to some of London's most iconic landmarks, including Buckingham Palace, the Houses of Parliament, and Westminster Abbey. The area also boasts an array of shops, restaurants, and cultural attractions, ensuring that you will never be short of things to see and do. The price guide for this exceptional property is £3,200 per month. Don't miss out on the opportunity to lease this exquisite apartment in one of London's most sought-after locations. Contact us today to arrange a viewing and make this property your new home. Some of the photographs show DIGITALLY added furniture. Available now

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2		
Floor Area:	785 ft ² / 73 m ²		
Plot Area:	0.07 acres		
Year Built :	1900-1929		
Council Tax :	Band F		
Annual Estimate:	£1,472		
Title Number:	NGL859170		

Local Area

Local Authority:	City of westminster	Estimated Broadband Speeds		
Conservation Area:	Vincent Square	(Standard - Superfast - Ultrafast)		
Flood Risk:				
• Rivers & Seas	Very Low	16	80	1000
• Surface Water	Very low	mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:



There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

Freehold Title Plan



LN192908

Leasehold Title Plan



60907

Start Date: 14/05/1896
End Date: 25/03/2895
Lease Term: 999 years (less 10 days) from 25
March 1896
Term 869 years
Remaining:

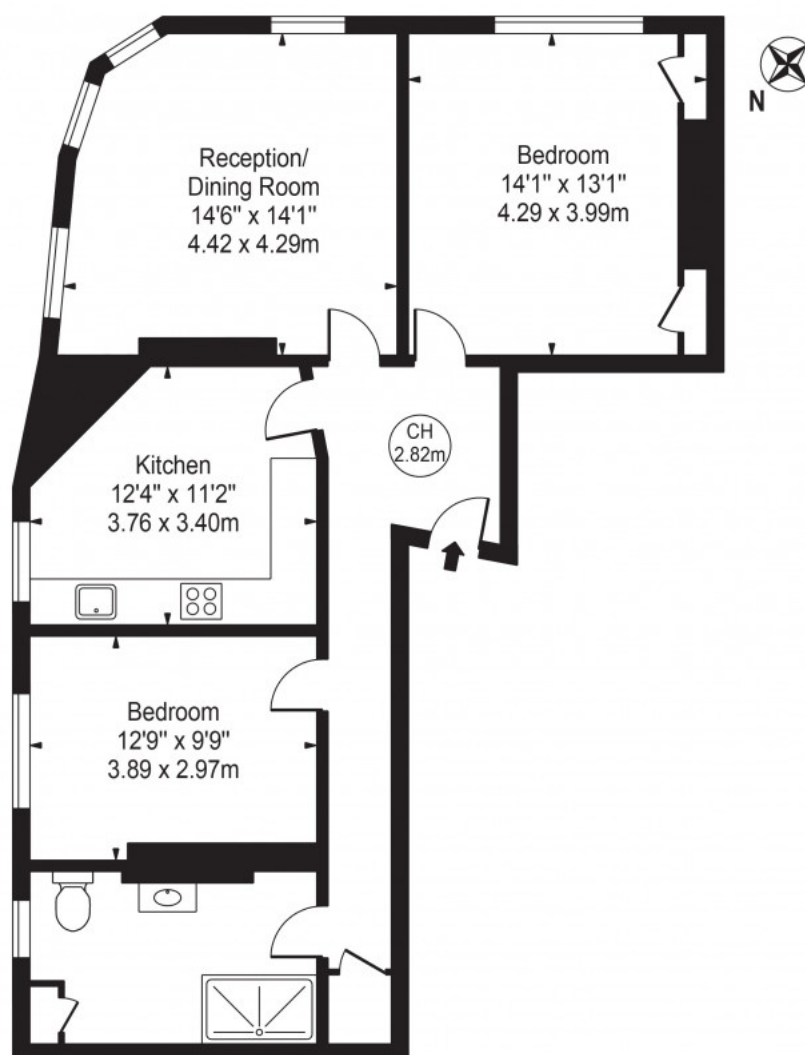
Start Date: 31/08/2003
End Date: 25/03/2895
Lease Term: 999 years (less 21 days) from 25
March 1896
Term 869 years
Remaining:





VINCENT SQUARE MANSIONS, WALCOTT STREET, LONDON, SW1P

Vincent Square Mansions
Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Vincent Square Mansions, Walcott Street, SW1P

Energy rating

C

Valid until 15.03.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	69 c	
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

Additional EPC Data

Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	73 m ²

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

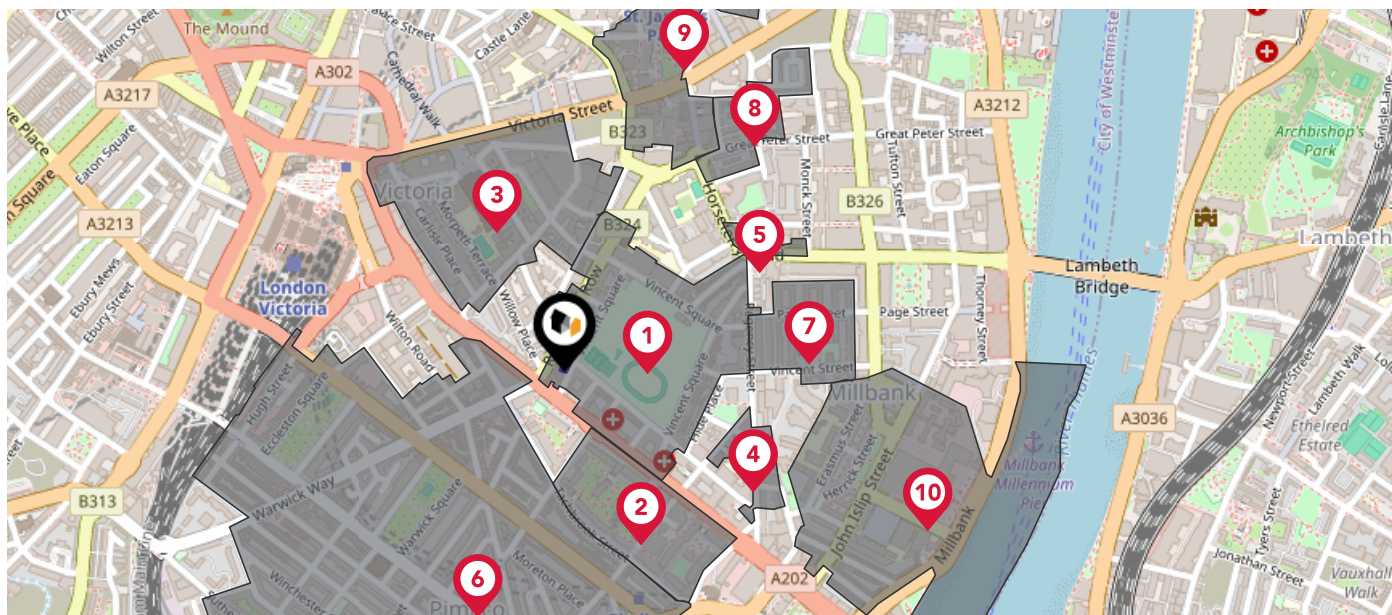
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Vincent Square



Lillington Gardens



Westminster Cathedral



Regency Street



Medway Street



Pimlico



Page Street



Peabody Estates, South Westminster



Broadway and Christchurch Gardens

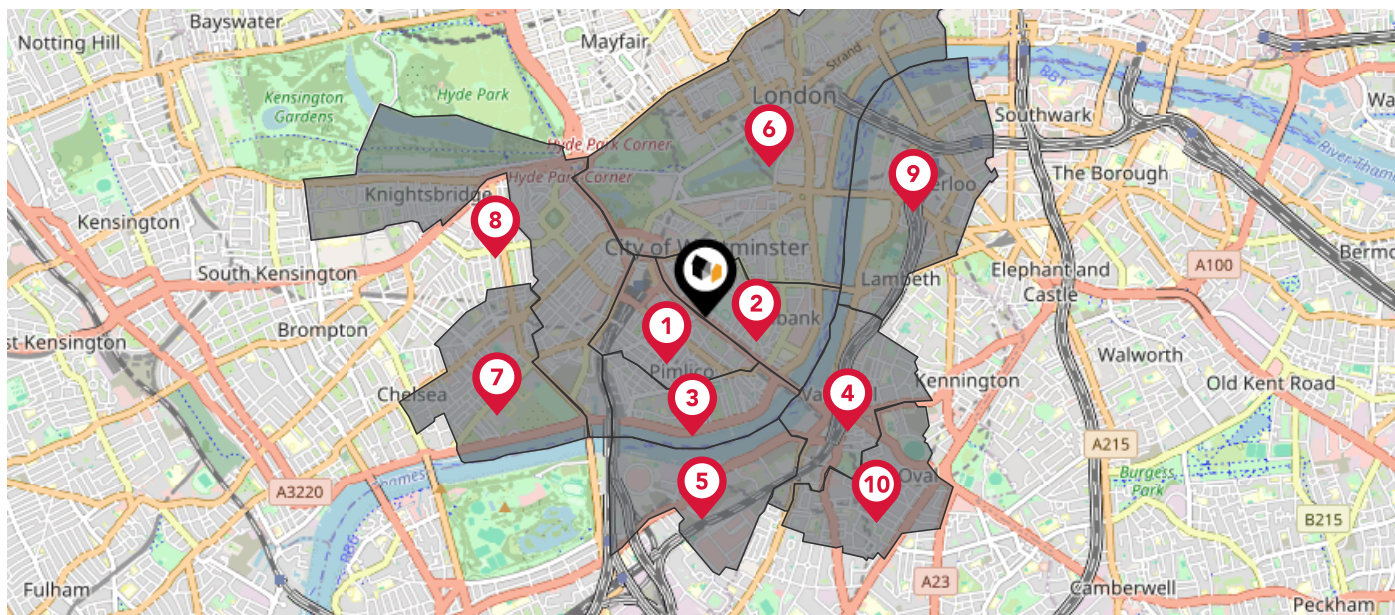


Millbank

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Pimlico North Ward

2

Vincent Square Ward

3

Pimlico South Ward

4

Vauxhall Ward

5

Nine Elms Ward

6

St. James's Ward

7

Royal Hospital Ward

8

Knightsbridge & Belgravia Ward

9

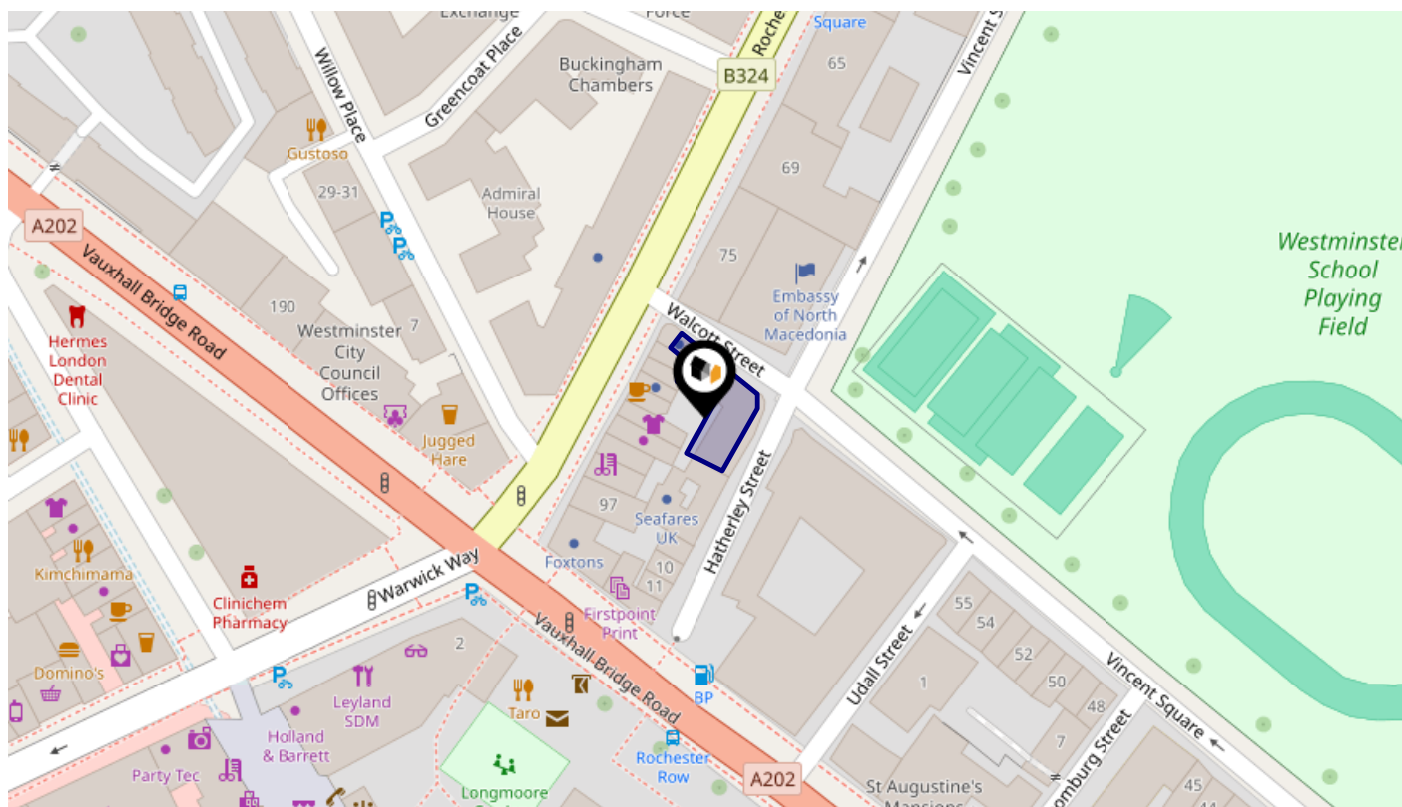
Waterloo & South Bank Ward

10

Oval Ward

Maps Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

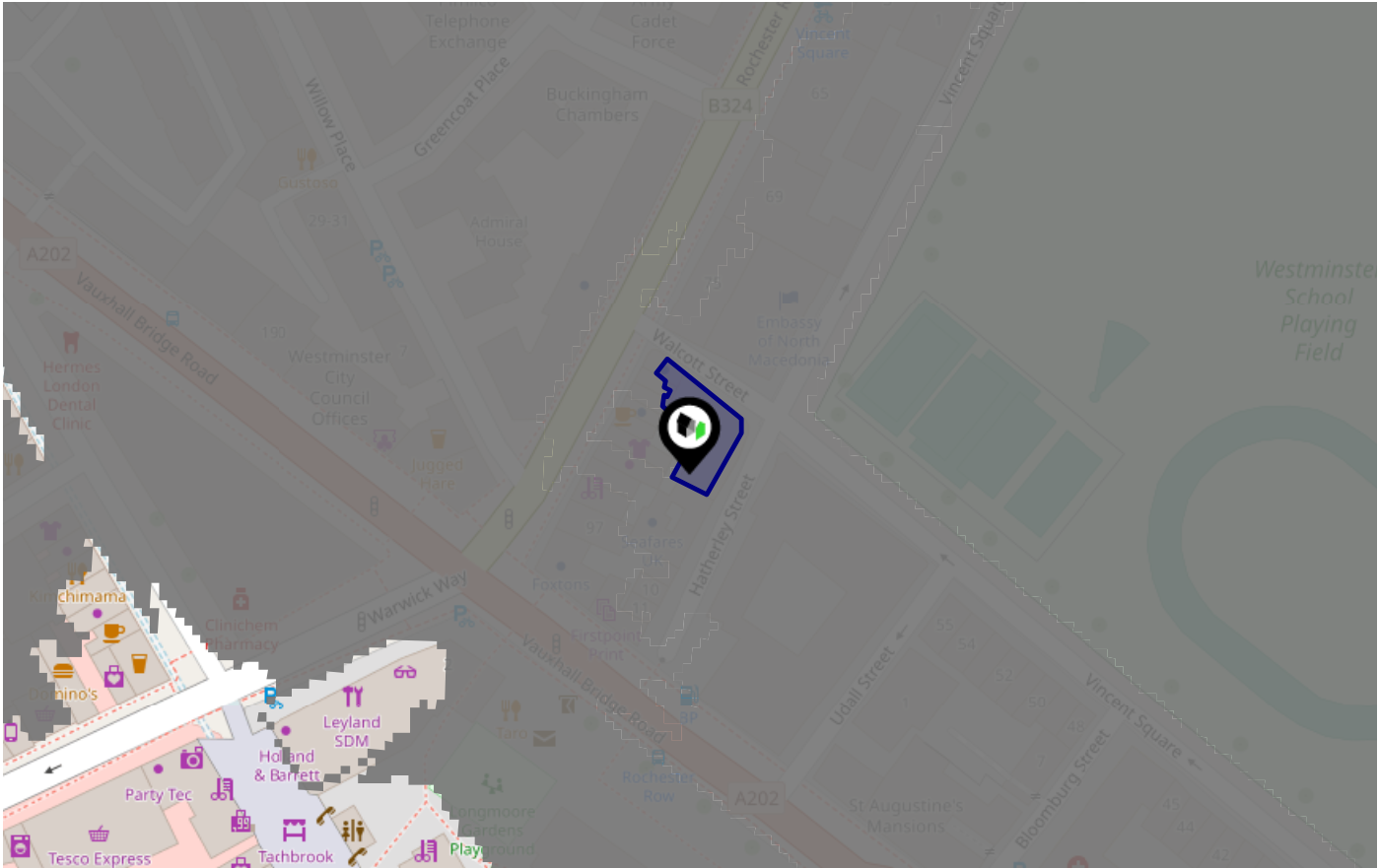
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

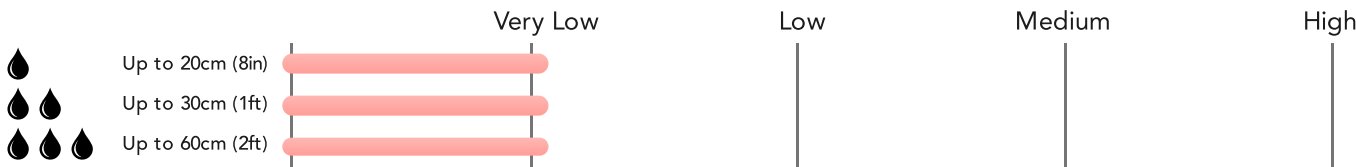


Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

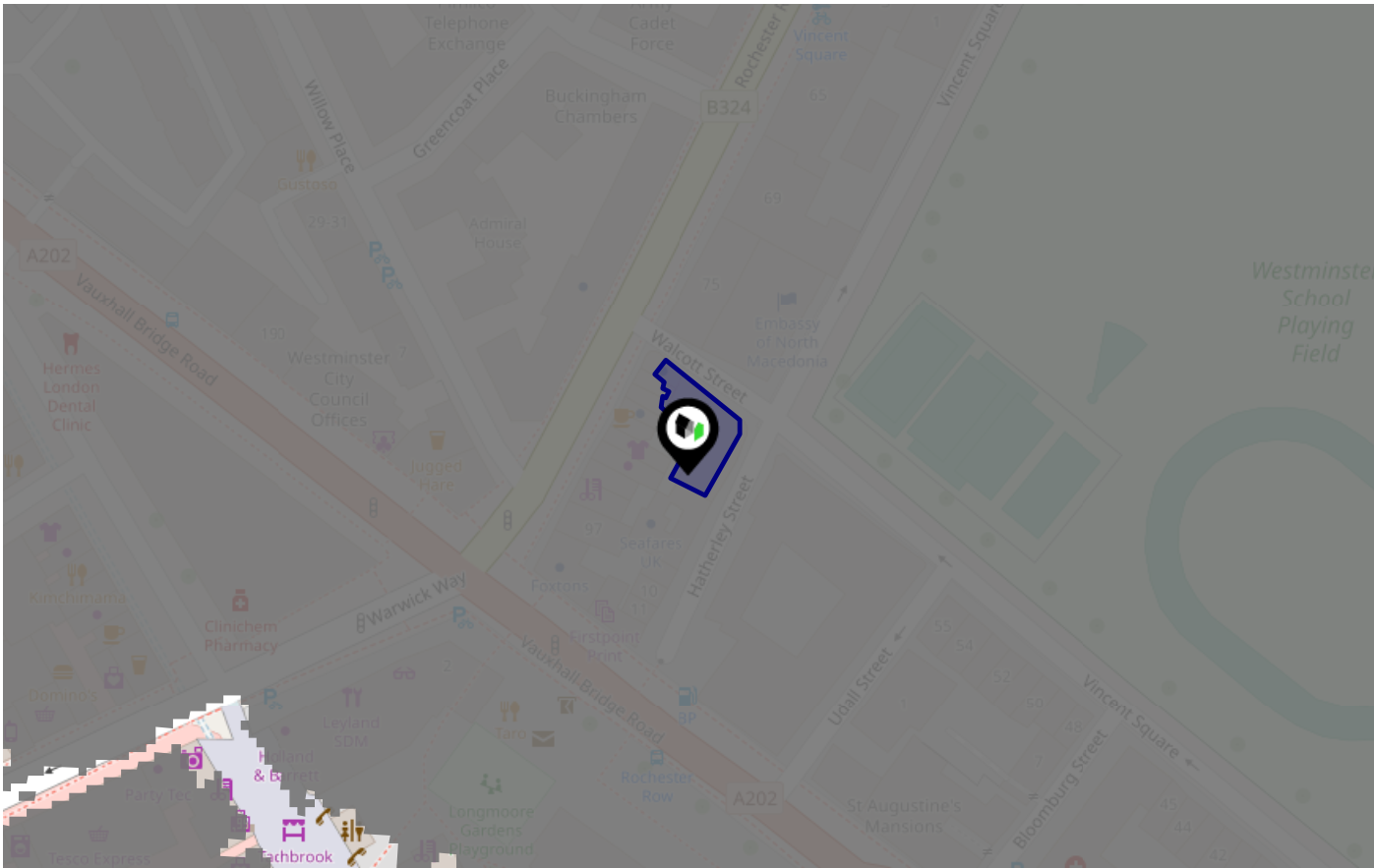
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

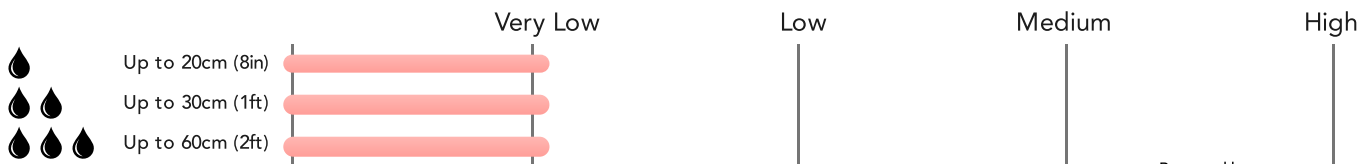


Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

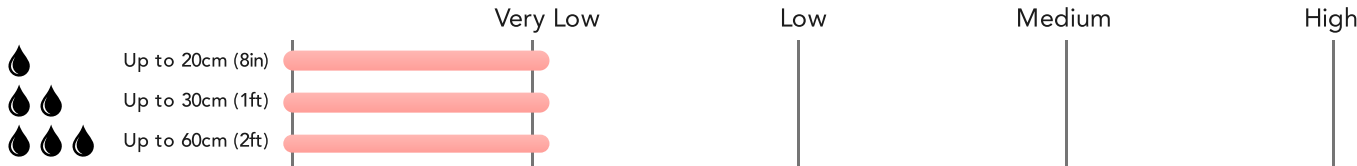


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

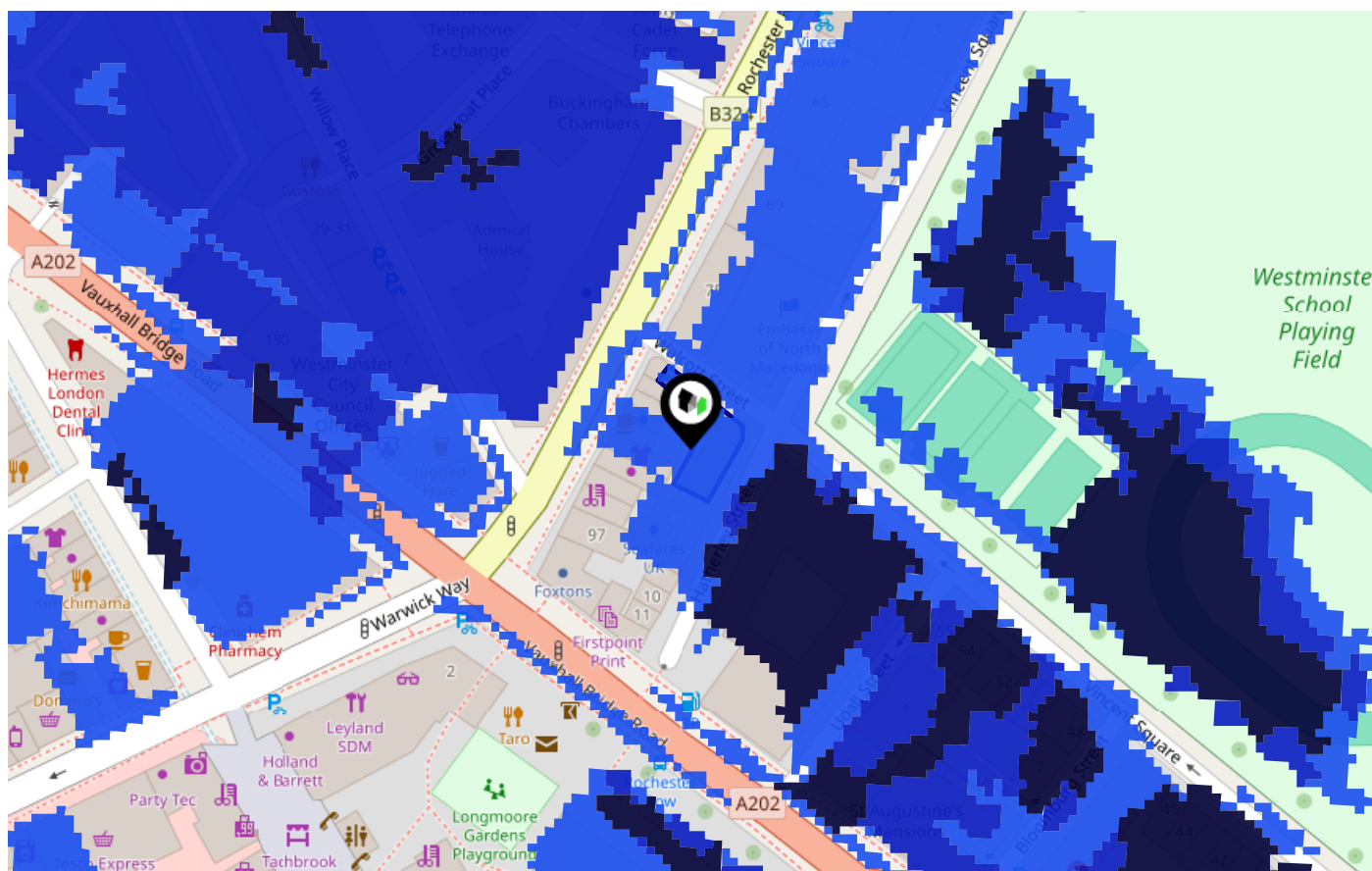
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

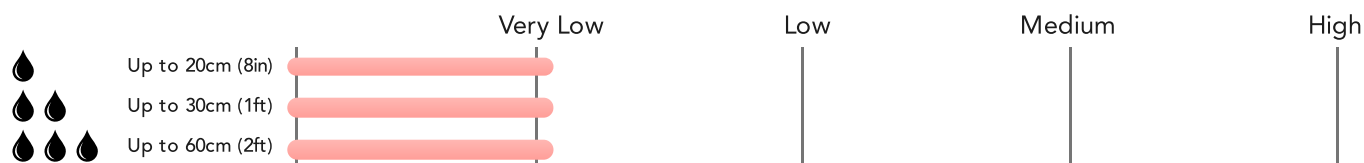


Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

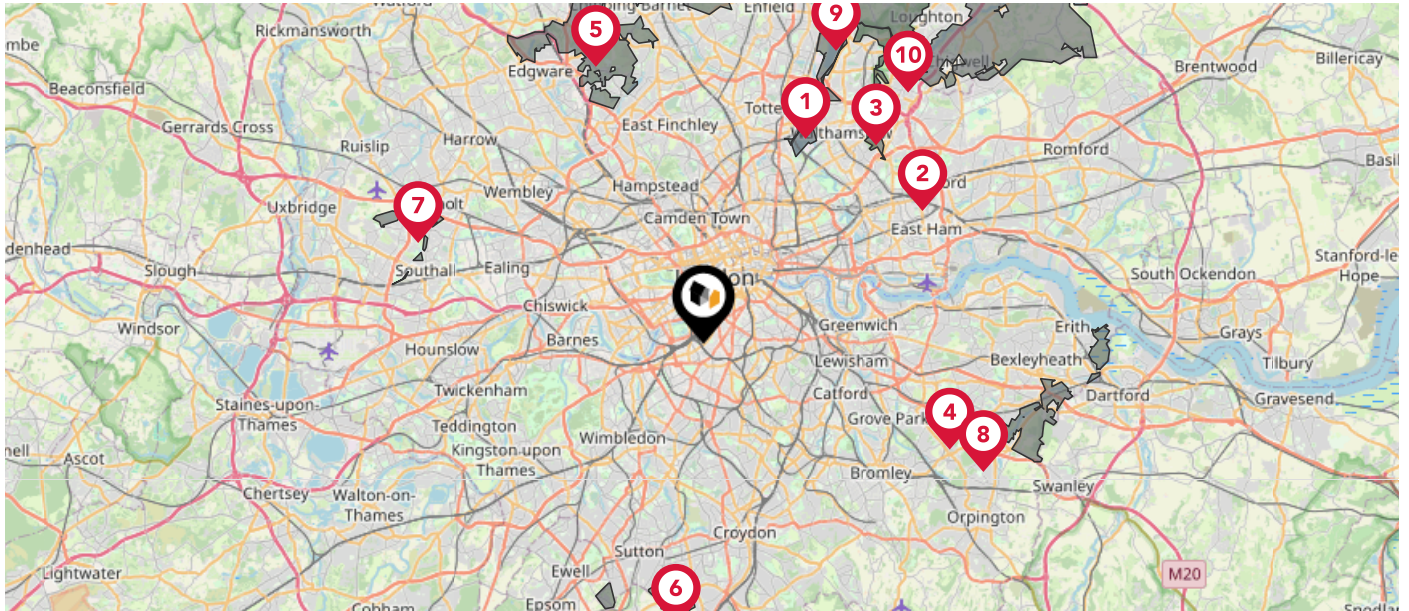
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



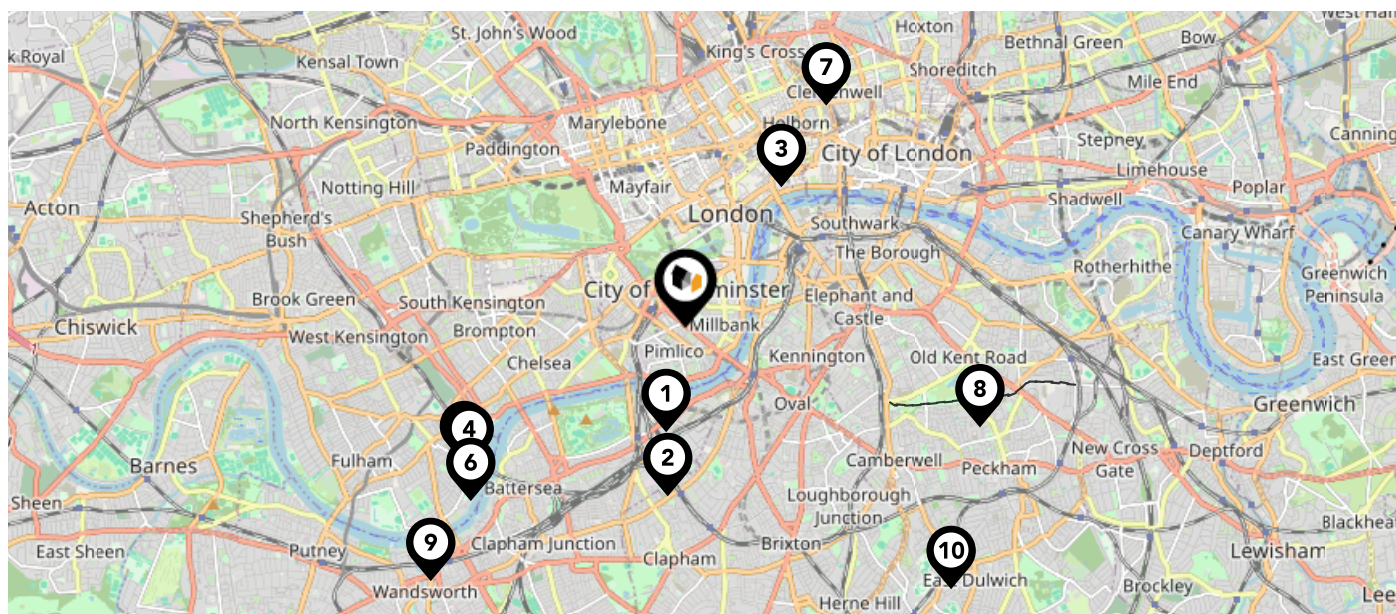
Nearby Green Belt Land

- 1** London Green Belt - Haringey
- 2** London Green Belt - Newham
- 3** London Green Belt - Waltham Forest
- 4** London Green Belt - Greenwich
- 5** London Green Belt - Barnet
- 6** London Green Belt - Sutton
- 7** London Green Belt - Ealing
- 8** London Green Belt - Bexley
- 9** London Green Belt - Enfield
- 10** London Green Belt - Epping Forest

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



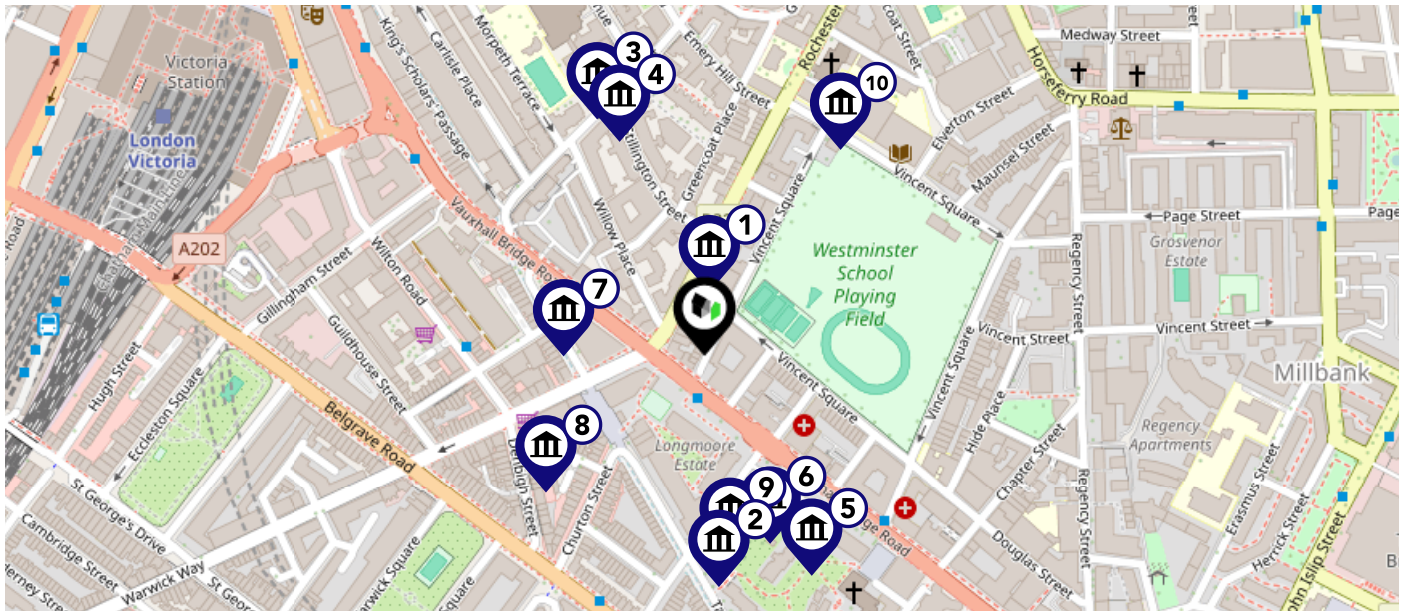
Nearby Landfill Sites

1	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	
2	Linford Street-London SW8	Historic Landfill	
3	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	
4	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
5	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	
6	Townmead Road-Sands End, London SW6	Historic Landfill	
7	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	
8	Old Canal Filling-Southwark, London	Historic Landfill	
9	Feathers Wharf-Wandsworth, London	Historic Landfill	
10	British Rail-East Dulwich	Historic Landfill	

Maps

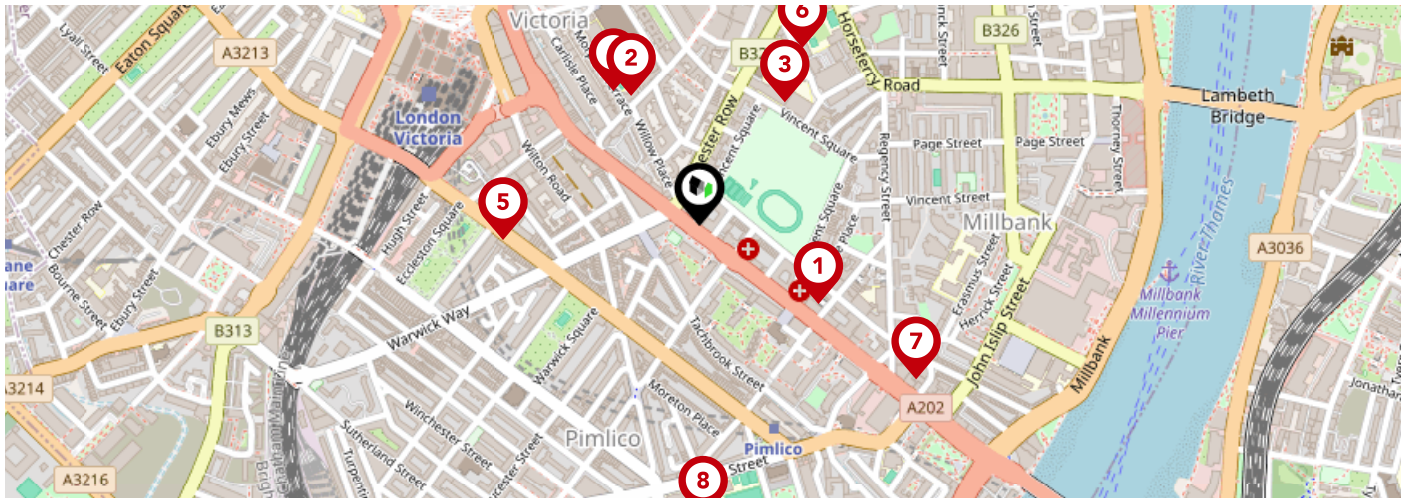
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

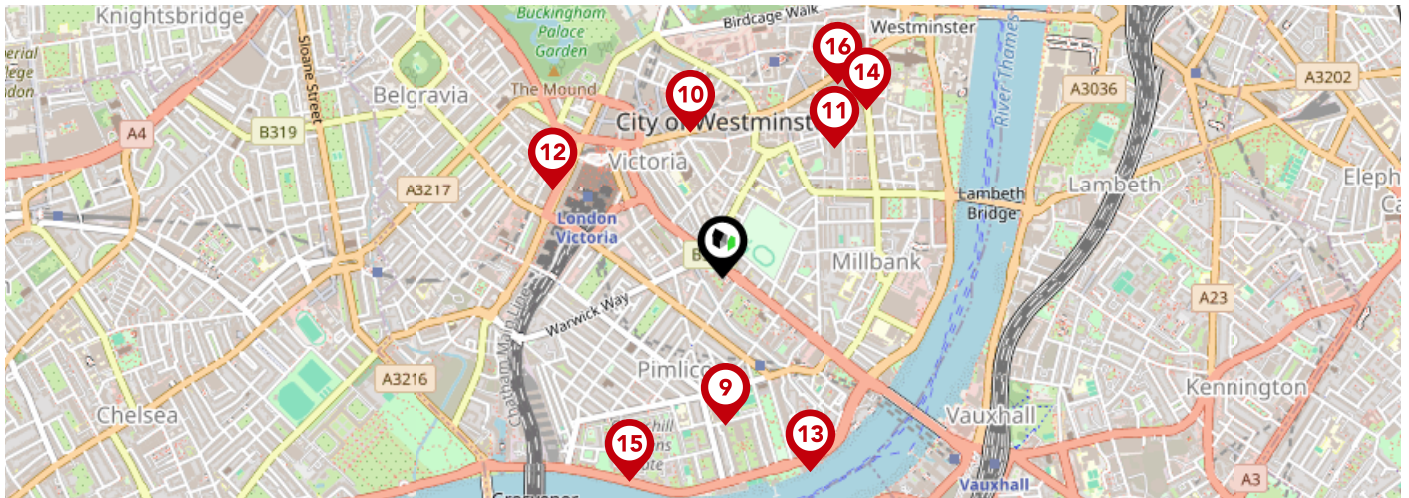


Listed Buildings in the local district	Grade	Distance
 1246992 - Former Magistrates Court	Grade II	0.0 miles
 1246692 - Repton House	Grade II	0.1 miles
 1210118 - Clergy House And Archbishop's House	Grade II	0.1 miles
 1392546 - Former London Diocesan Girls' Friendly Society Hostel (st Mungos)	Grade II	0.1 miles
 1246695 - Charlwood And Morgan Houses, Hostel, Community Centre, Boiler House And Walls	Grade II	0.1 miles
 1246690 - Henry Wise House	Grade II	0.1 miles
 1389524 - 183-203, Vauxhall Bridge Road	Grade II	0.1 miles
 1470428 - Lamp Post In Front Of 8 Churton Place	Grade II	0.1 miles
 1246691 - Fairchild House And Garden Walls	Grade II	0.1 miles
 1119723 - Westminster College (1950s Building)	Grade II	0.1 miles

Area Schools

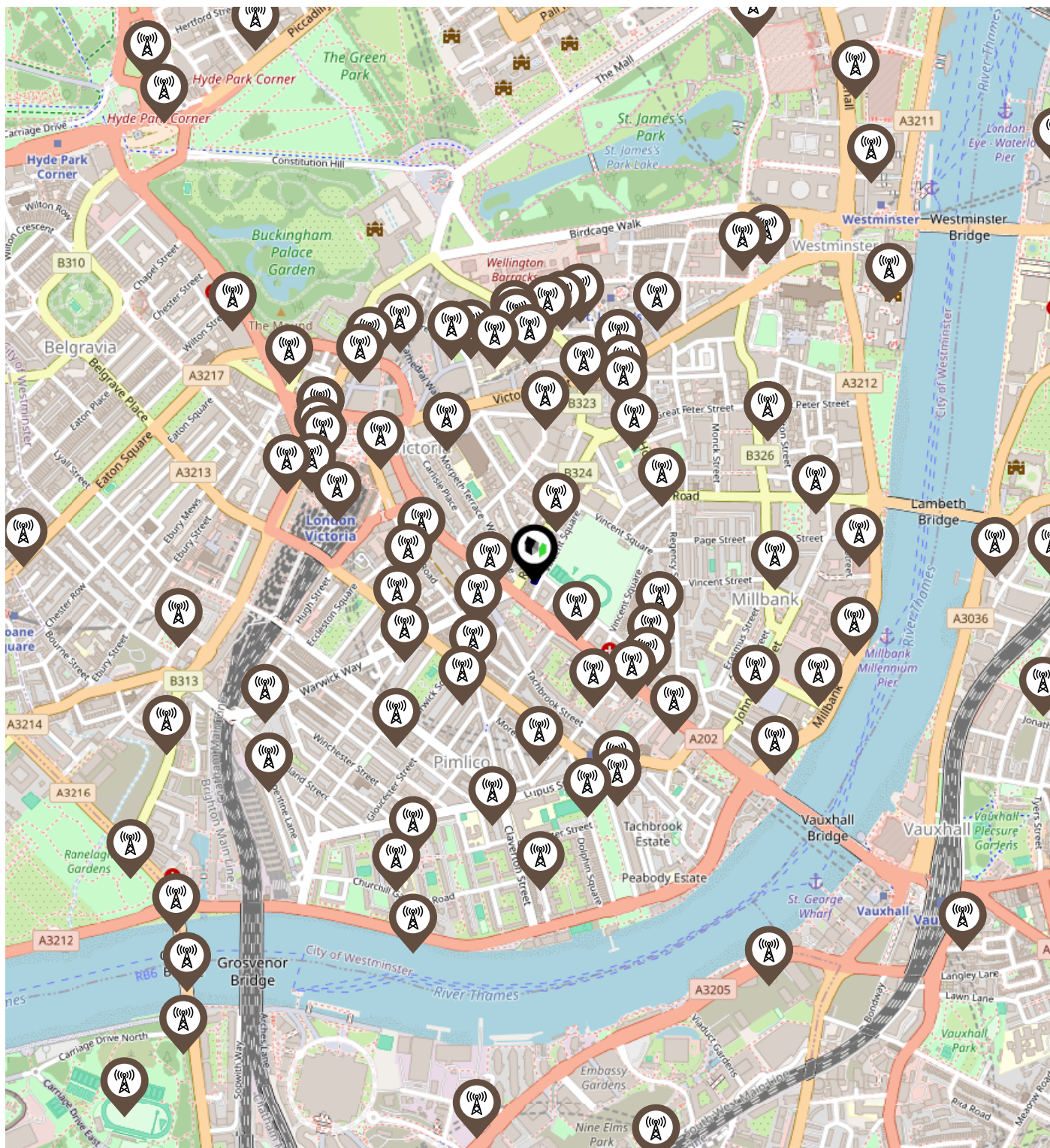


		Nursery	Primary	Secondary	College	Private
1	Westminster Under School Ofsted Rating: Not Rated Pupils: 284 Distance:0.16	☐	☐	☒	☐	☐
2	Westminster Cathedral Choir School Ofsted Rating: Not Rated Pupils: 270 Distance:0.17	☐	☐	☒	☐	☐
3	Burdett-Coutts and Townshend Foundation CofE Primary School Ofsted Rating: Good Pupils: 145 Distance:0.17	☐	☒	☐	☐	☐
4	St Vincent De Paul Catholic Primary School Ofsted Rating: Good Pupils: 213 Distance:0.18	☐	☒	☐	☐	☐
5	Eaton Square Prep School Ofsted Rating: Not Rated Pupils: 259 Distance:0.23	☐	☐	☒	☐	☐
6	The Grey Coat Hospital Ofsted Rating: Outstanding Pupils: 1131 Distance:0.24	☐	☐	☒	☐	☐
7	Fairley House School Ofsted Rating: Not Rated Pupils: 212 Distance:0.31	☐	☐	☒	☐	☐
8	Pimlico Primary Ofsted Rating: Outstanding Pupils: 352 Distance:0.34	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Pimlico Academy Ofsted Rating: Good Pupils: 1113 Distance:0.34	☐	☐	☒	☐	☐
10	Westminster City School Ofsted Rating: Good Pupils: 784 Distance:0.35	☐	☐	☒	☐	☐
11	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 159 Distance:0.39	☐	☒	☐	☐	☐
12	St Peter's Eaton Square CofE Primary School Ofsted Rating: Requires improvement Pupils: 192 Distance:0.44	☐	☒	☐	☐	☐
13	Tachbrook Nursery School Ofsted Rating: Good Pupils: 55 Distance:0.49	☒	☐	☐	☐	☐
14	Westminster Abbey Choir School Ofsted Rating: Not Rated Pupils: 29 Distance:0.51	☐	☐	☒	☐	☐
15	St Gabriel's CofE Primary School Ofsted Rating: Good Pupils: 167 Distance:0.51	☐	☒	☐	☐	☐
16	Harris Westminster Sixth Form Ofsted Rating: Outstanding Pupils: 600 Distance:0.52	☐	☐	☒	☐	☐

Local Area Masts & Pylons



Key:

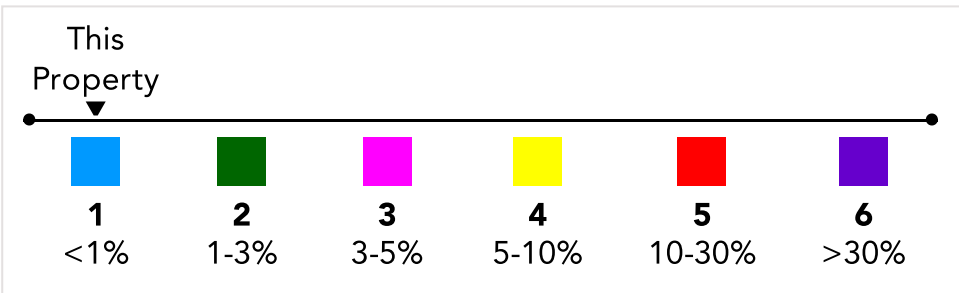
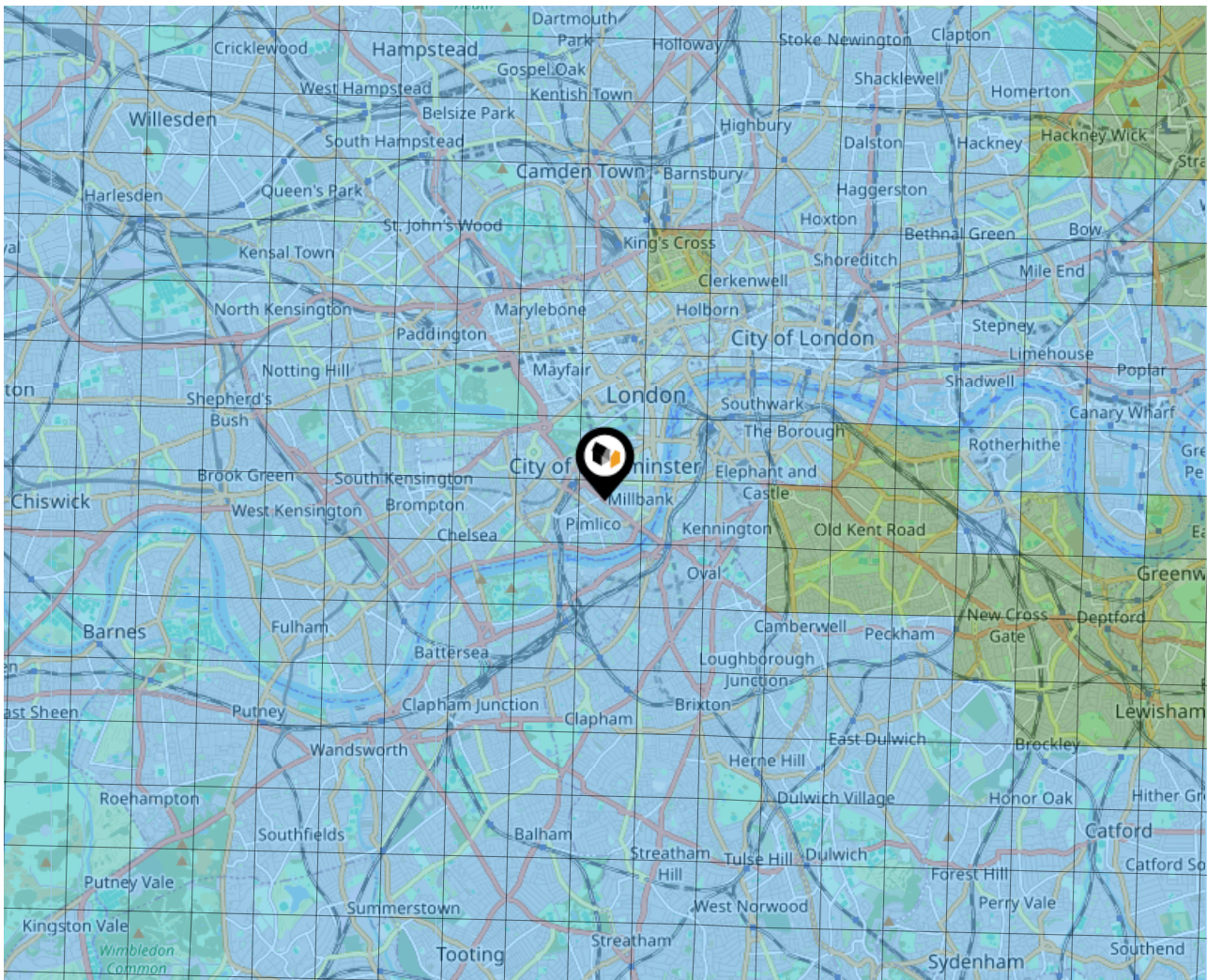
-  Power Pylons
-  Communication Masts

Environment

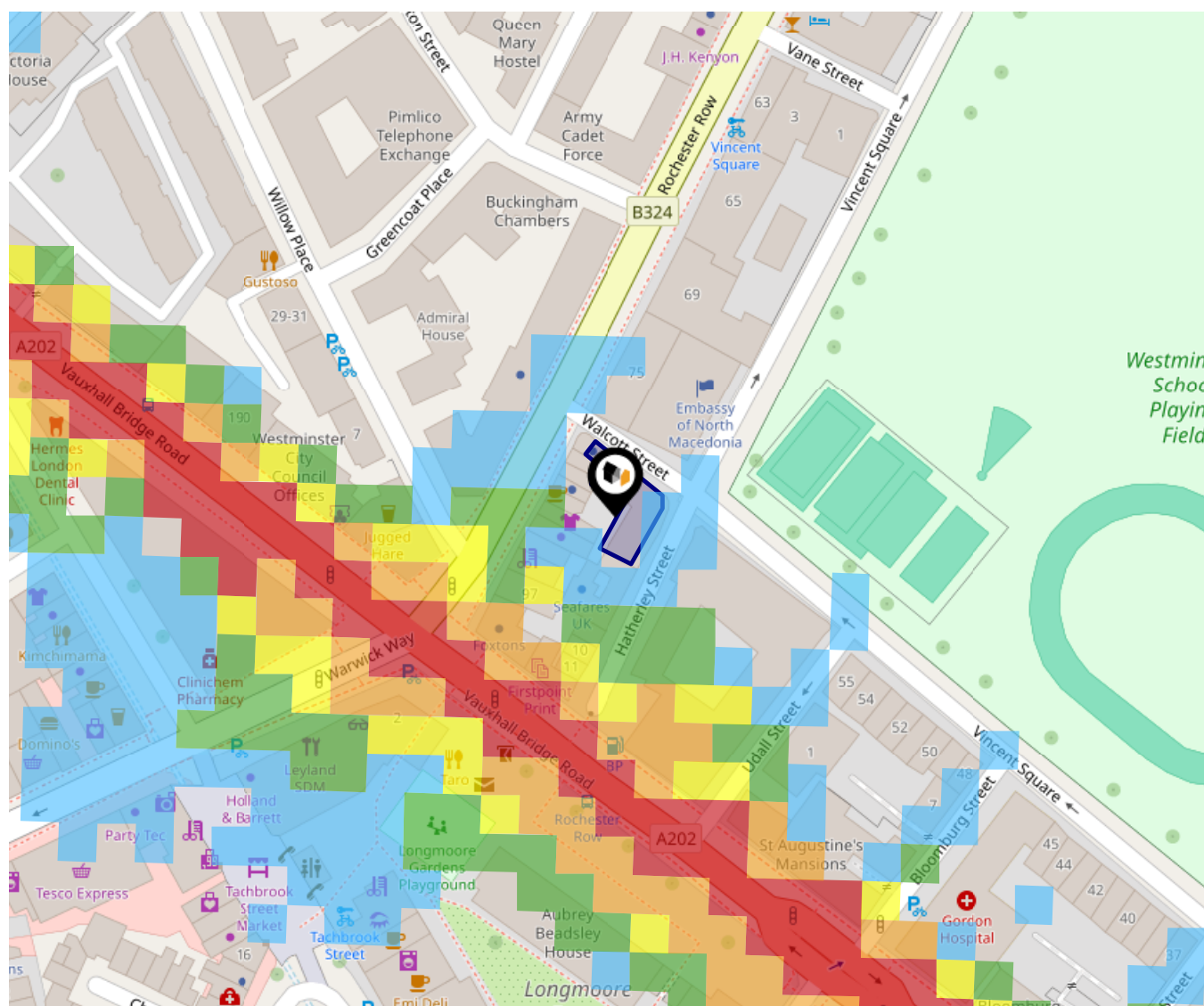
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



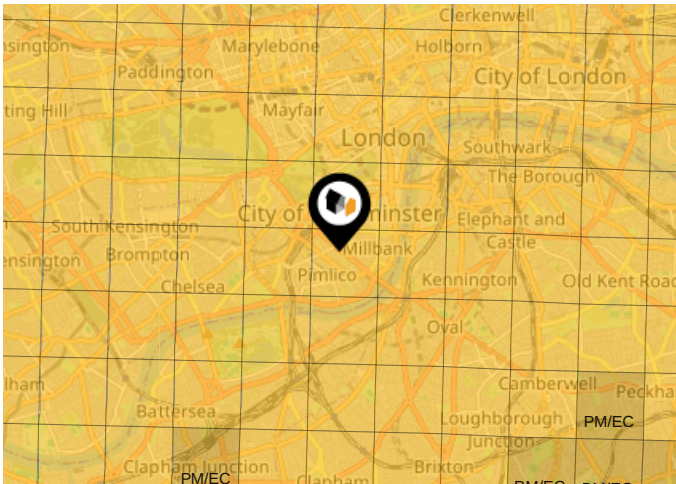
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

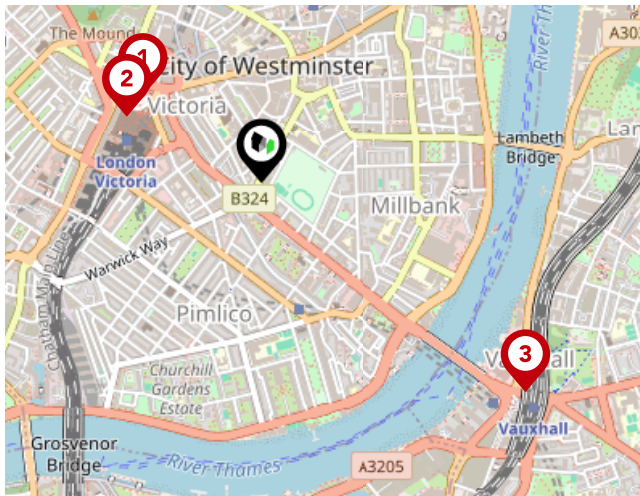
Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



Primary Classifications (Most Common Clay Types)

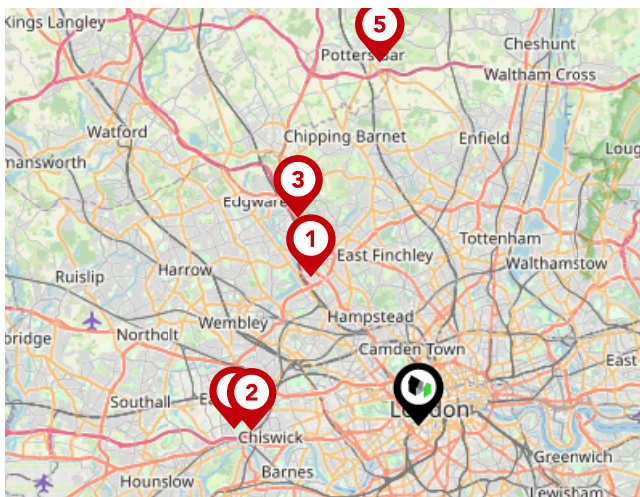
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



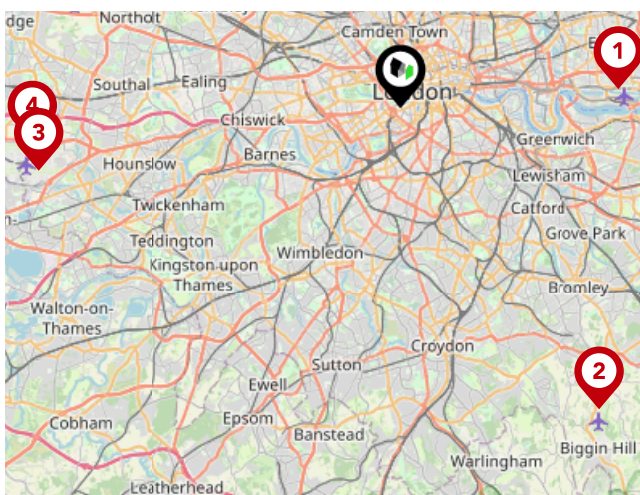
National Rail Stations

Pin	Name	Distance
1	Victoria Station	0.34 miles
2	London Victoria Rail Station	0.35 miles
3	Vauxhall Rail Station	0.78 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	6.81 miles
2	M4 J1	6.16 miles
3	M1 J2	8.9 miles
4	M4 J2	6.82 miles
5	M25 J24	13.48 miles



Airports/Helipads

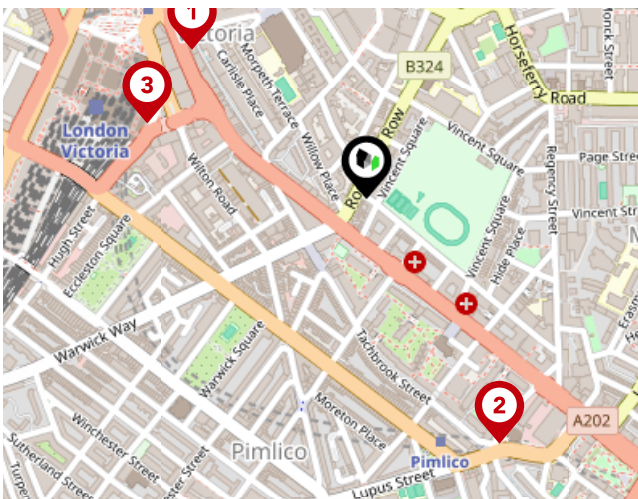
Pin	Name	Distance
1	Silvertown	8.1 miles
2	Leaves Green	13.31 miles
3	Heathrow Airport Terminal 4	13.57 miles
4	Heathrow Airport	13.66 miles

Area Transport (Local)



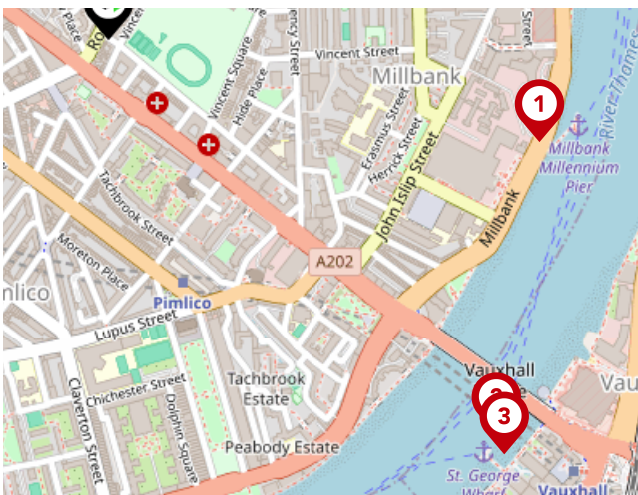
Bus Stops/Stations

Pin	Name	Distance
1	Rochester Row	0.05 miles
2	Rochester Row	0.08 miles
3	Belgrave Road	0.17 miles
4	Stanford Street	0.15 miles
5	Warwick Way	0.14 miles



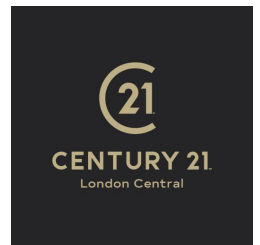
Local Connections

Pin	Name	Distance
1	Victoria Station	0.26 miles
2	Pimlico Station	0.32 miles
3	Victoria Station	0.27 miles



Ferry Terminals

Pin	Name	Distance
1	Millbank Pier	0.51 miles
2	Vauxhall St George Wharf Pier	0.64 miles
3	Vauxhall St. George Wharf Pier	0.66 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.

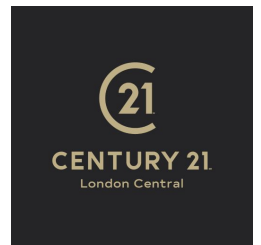


Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

