



1 Kings Gate Walk, Westminster  
London SW1E

GARTON JONES.COM



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## £950,000 Leasehold

A bright and spacious one bedroom apartment of approx. 711 Sq. Ft. situated on the 2nd floor (with lift) of this highly sought after contemporary development in the heart of Westminster, moments from Buckingham Palace. The property is offered fully furnished with vacant possession and has been finished to a very high standard throughout with solid wood floors, limestone floor tiles and underfloor heating plus comfort cooling. The accommodation comprises of an open plan a smart kitchen fully integrated kitchen and living room with large floor to ceiling windows, there is a good size double bedroom with ample fitted storage and a modern bathroom. Kings Gate Walk is nestled off of Victoria Street and is extremely well located to the transport links of St James's Park, Victoria and Westminster which are all within walking distance. You are surrounded by an array of iconic London attractions such as Big Ben, The Houses Of Parliament and 2 royal parks. You have a variety of retail stores and amenities such as a Little Waitrose, Marks & Spencer's, a Curzon Cinema and restaurants such as Aster, M Victoria, The Ivy Victoria, Flight Club Victoria and distinguished hotel establishments like The Goring, St Ermins' and St James Conrad. Garton Jones are close by and internal viewings are highly recommended to appreciate the quality of this property.

Long Leasehold: 999 years from the 1st September 2012  
(987 Years Remaining)  
Ground Rent: £400 per annum  
Service Charges: £4800 Per Annum  
Council Tax Band F (London Borough of Westminster)  
EPC Rating: B (87)

- Stylish 1 Bedroom Apartment
- 711 Square Feet
- 2nd Floor (Lift)
- Open Plan Reception Room
- Smart Integrated Kitchen
- Comfort Cooling and Underfloor Heating
- 24 Hour Concierge
- Sold With Vacant Possession
- Minutes from the Many Amenities and Transport Links of Victoria Street & St James Park

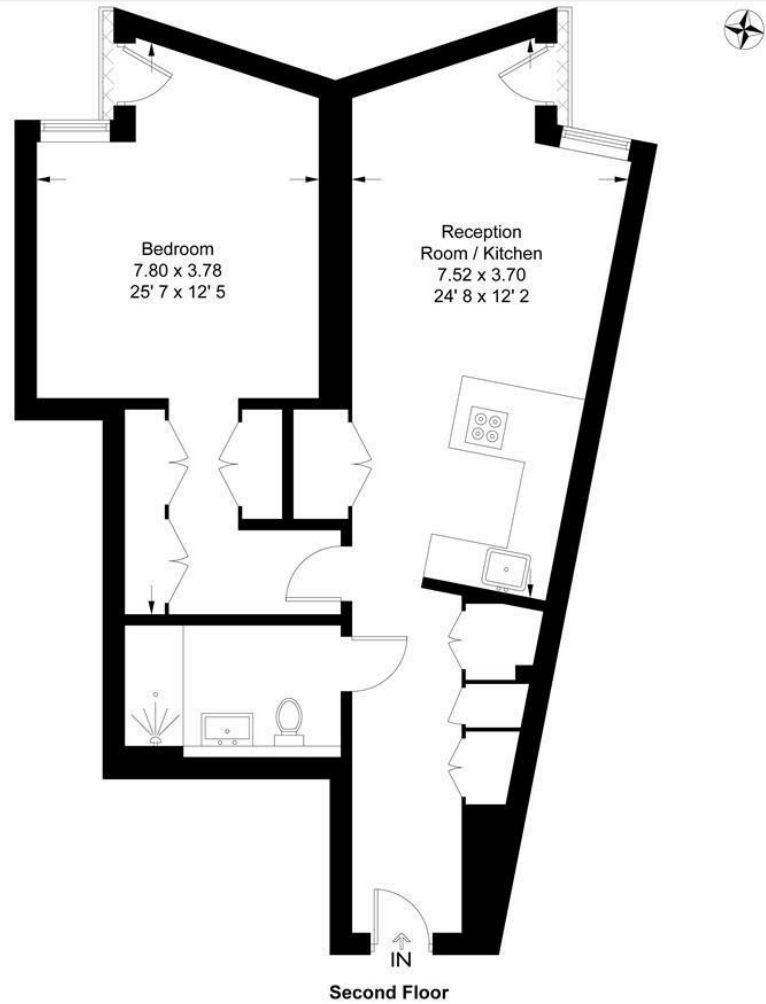


EPC certificate available on request.

### Kings Gate Walk

Approximate Gross Internal Area = 711 sq ft / 66.1 sq m  
Balcony = 4 sq ft / 0.4 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



