



56 Vincent Square, Westminster  
London SW1P

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# 56 Vincent Square, Westminster London, SW1P

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## £1,795,000 Leasehold

We are pleased to offer this bright and spacious apartment located in the sought after Vincent Square. The property measures at a generous size of 1365 sq. ft (126.8sq.m) and comprises of large reception room with stunning views onto Vincent Square and the tennis courts, as a resident of Vincent Square you may apply to become a member to have access to adjacent tennis courts. There is a wonderful dining area creating a perfect entertaining space and a separate contemporary integrated kitchen. The master bedroom benefits from an en-suite bathroom and has access to a private balcony which overlooks the pretty quiet internal gardens, there are two further bedrooms both benefitting from fitted wardrobes and an additional guest bathroom. The property includes a secure underground parking space and residents benefit from an onsite daytime concierge service. 56 Vincent Square is extremely convenient for access to many of the renowned local landmarks which include the Houses of Parliament, Westminster Abbey, Tate Britain Gallery and the River Thames. The local transport links of Victoria Station are nearby providing mainline UK services including the Gatwick Express as well as the underground services of Victoria, Pimlico, St James Park and Westminster. The area has an abundance of amenities such as Sainsbury's, Waitrose, Marks & Spencer's and a Curzon Cinema. Distinguished hotels like The Wellington, The Goring and St Ermins' are within very close proximity. Internal viewings are highly recommended to appreciate the natural light and high quality finish created by the current vendors.

Long Leasehold: 971 Years Remaining (999 Years From 1st April 1996)  
Service Charges: £9228 Per Annum including sinking fund  
Ground Rent: £250 Per Annum  
Council Tax Band H (London Borough of Westminster)  
EPC Rating: B (84)

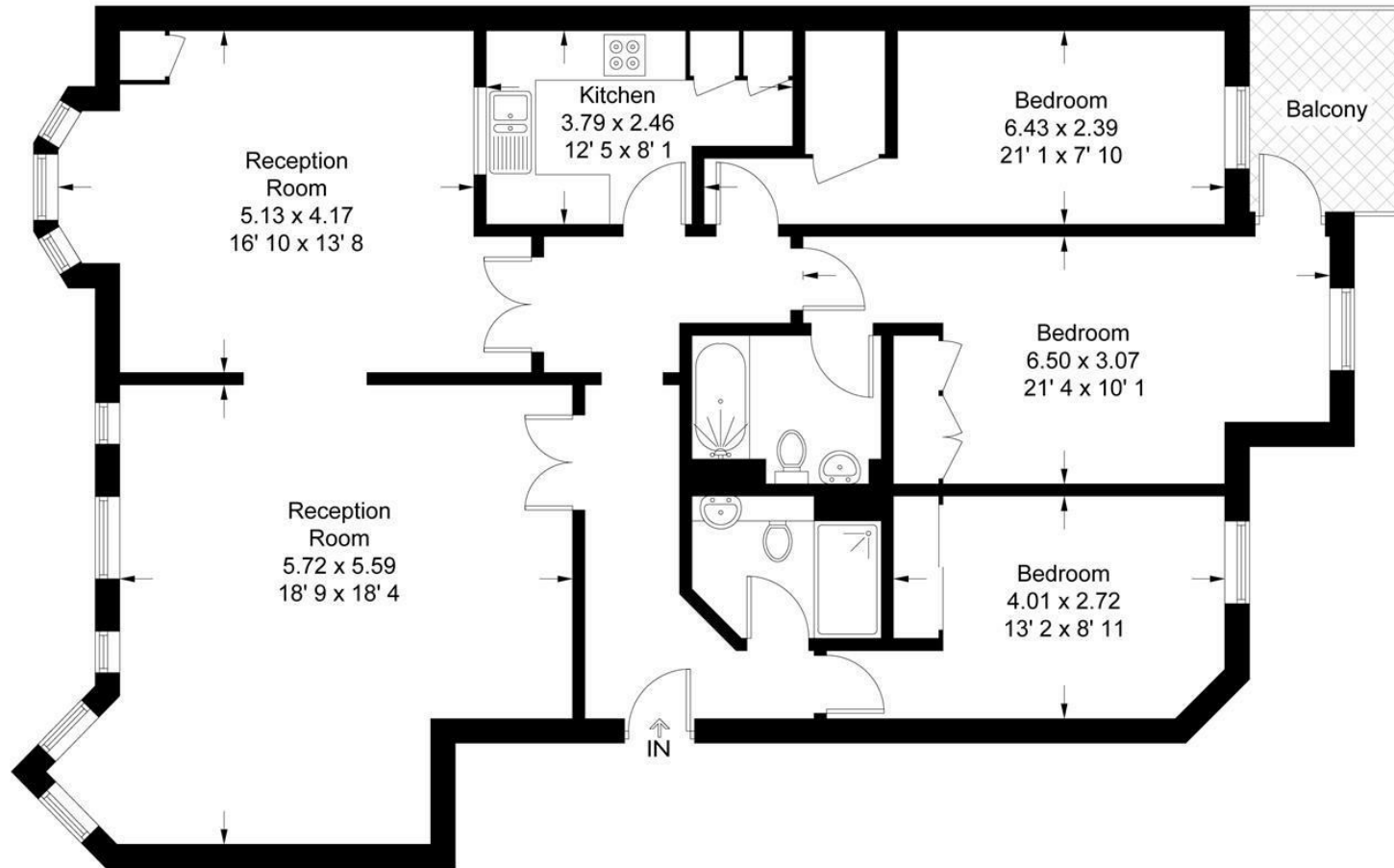
- 3 Bedroom Apartment
- 1365 Square Feet (126.8 Sq.M)
- Reception Room With Stunning Views Onto Vincent Square
- Contemporary Kitchen
- 2 Bathrooms (En-Suite)
- Secure Underground Parking
- Sold With Vacant Possession
- Daytime Concierge
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to Victoria, Pimlico, St James Park and Westminster Station



EPC certificate available on request.

### Vincent Square

Approximate Gross Internal Area = 1365 sq ft / 126.8 sq m



**Third Floor**

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.

