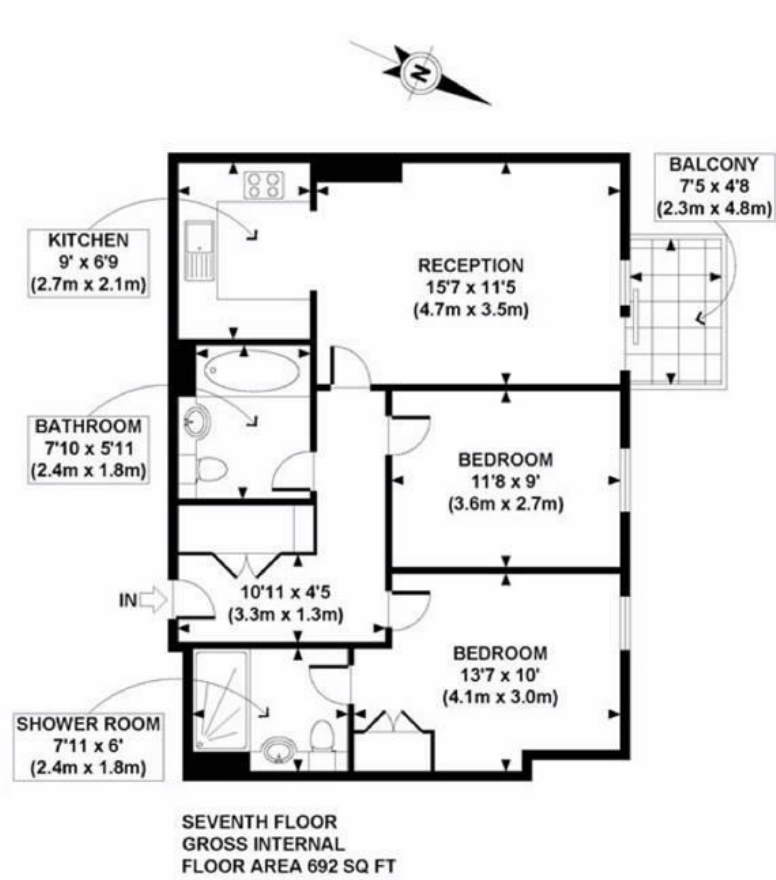




## PRICE GUIDE £905,000

A modern two-bedroom, two-bathroom apartment with secure allocated parking. This sixth-floor open-plan apartment has a private balcony overlooking communal gardens. The master bedroom enjoys an en-suite bathroom—the property further benefits from comfort cooling and heating systems.

20 Gillingham Street is a sought-after modern development designed for city living, with a day porter, 24-hour security team, lifts, CCTV and communal gardens. Residents also benefit from good transport links to Victoria Station within a few minutes walk. Nova Victoria is moments away, providing an extensive array of shops and eateries, and there are many gyms, bars and restaurants in the area.



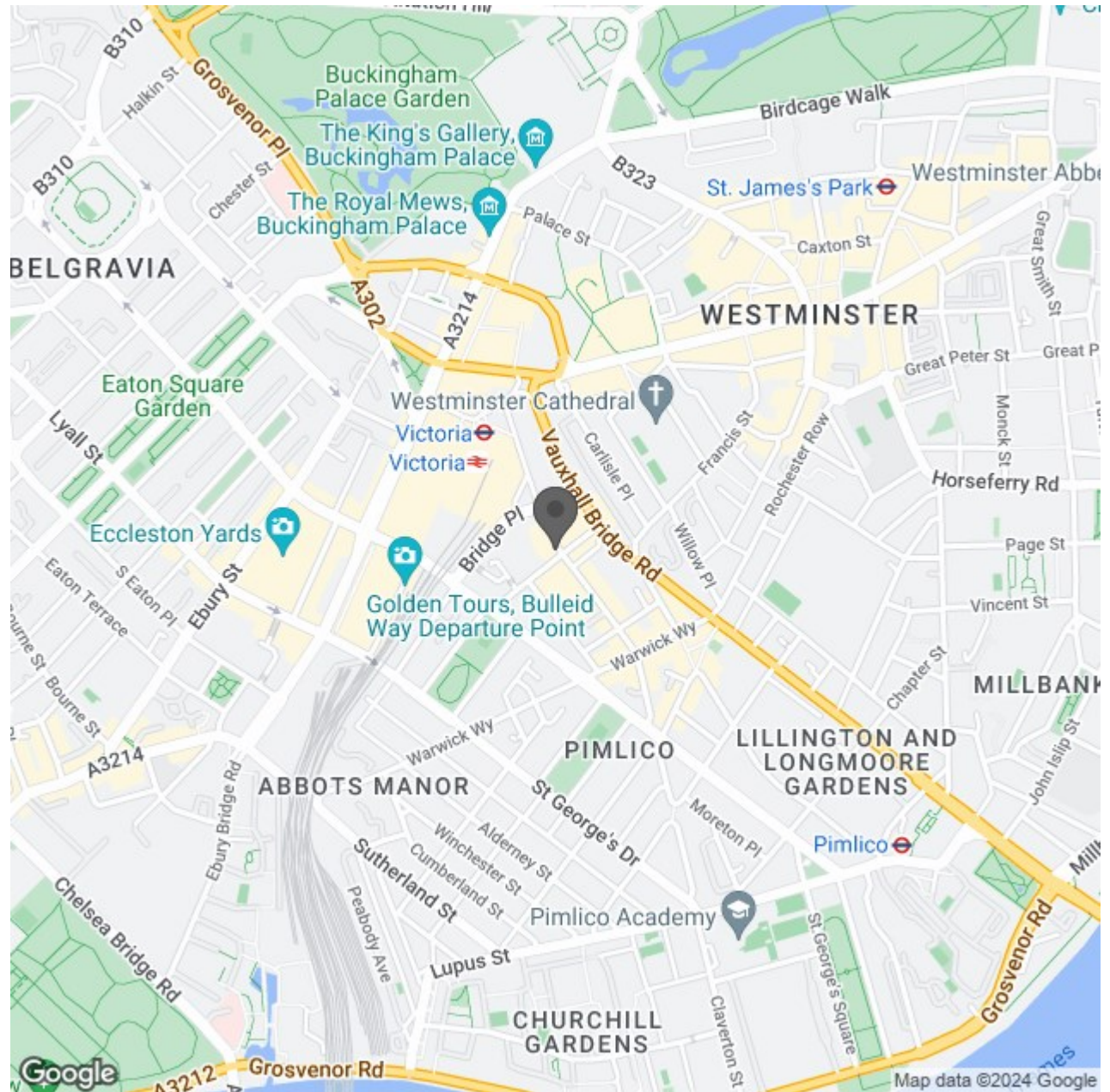
APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQ M

- Two Bedroom Apartment
- Open-Plan Living
- Private Balcony
- Secure Allocated Parking
- Day Porter (Weekdays)
- Two Bathrooms (One En-suite)
- Fully-Fitted Kitchen
- Built-in Storage
- Comfort Cooling & Heating
- Moments From Victoria Station



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Red.**