



Gladstone Court, London **SW1P**

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We are pleased to offer for sale this well-presented share of freehold two double bedroom, two bathroom flat in Gladstone Court with porter and gym.

Featuring a reception room, kitchen, and en-suite principal bedroom, a second double bedroom and a family bathroom. The flat comprises an approximate gross internal area of 669 sq ft. The apartment benefits from a live-in porter, a gym, a communal courtyard and lift access.



Guide price: £675,000

Tenure: Share of freehold plus leasehold, approximately 87 years remaining

Service charge: £4,543 per annum including sinking fund, reviewed every year, next review due 2025

Ground rent: £150 per annum, reviewed every 25 years, next review due 2036

Local authority: City of Westminster

Council tax band: F

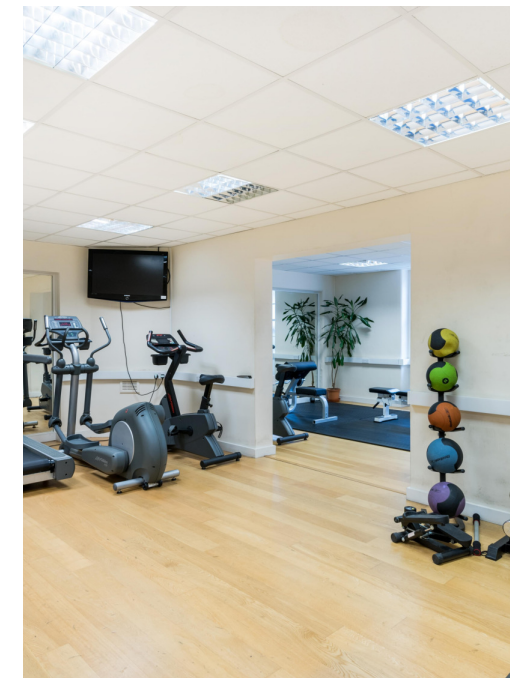




Location

Gladstone Court is an impressive, well-looked-after red brick block located on the famous Regency Street.

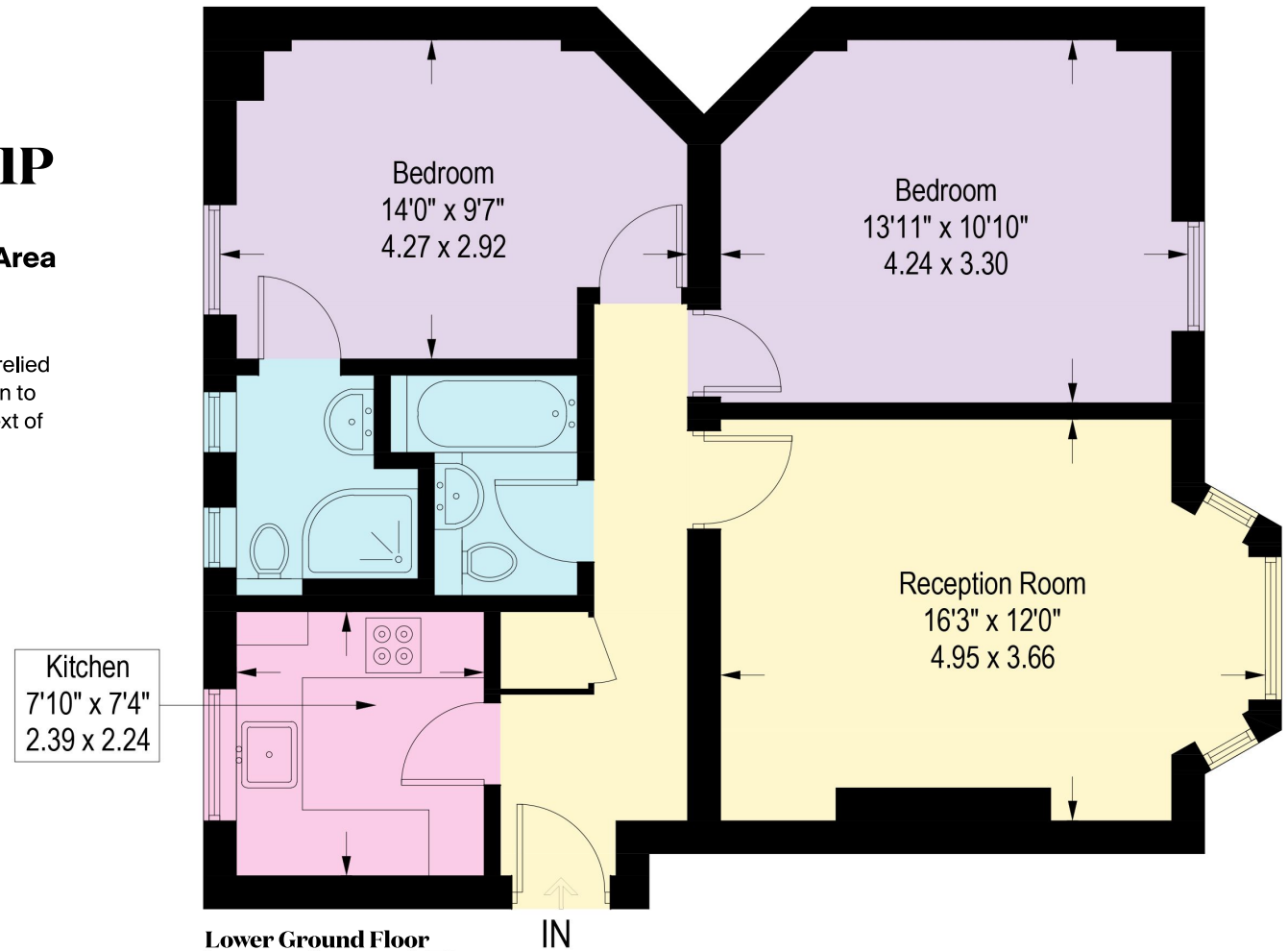
Nearby transport links include St James's Park underground station (Circle and District lines) 0.6 miles. Victoria underground station (Circle, District and Victoria lines) is 0.6 miles. London Victoria station (Gatwick Express, Southeastern and Southern services) 0.6 miles. Westminster underground station (Circle, District and Jubilee lines) is 0.9 miles. (All times and distances are approximate).



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**Approximate Gross Internal Floor Area
62.2 sq m / 669 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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