

The Nova Building, Victoria **SWIW**



The Nova Building

Victoria **SW1W**

This stylish three-bedroom property is located in the Nova Building, a modern development constructed in 2017. The Nova Building has been finished to the highest standards. Accommodation comprises a reception room with an open plan kitchen, a principal bedroom with an en suite bathroom, a second double bedroom, a third bedroom/ study, and a family bathroom. There is a balcony overlooking the rooftops of Buckingham Palace Road. The development has a 24-hour concierge, and for extra security, secure fob lift access to the specific floor. The residents of Nova benefit from a residents' cinema, a residence lounge/ business suite, a gym, and a communal roof garden. The flat has secure underground parking.



Guide price: £2,200,000

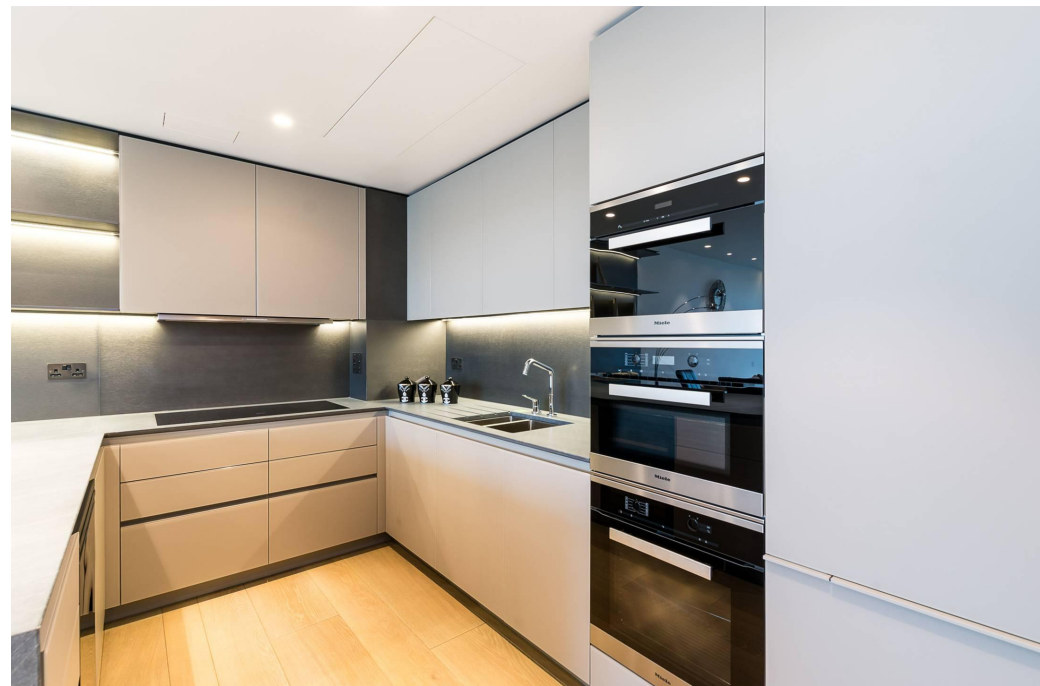
Tenure: Leasehold: approximately 987 years remaining

Service charge: £16,330 per annum, reviewed every year, next review due 2025

Ground rent: £1,000 per annum, reviewed every 25 years, next review due 2040

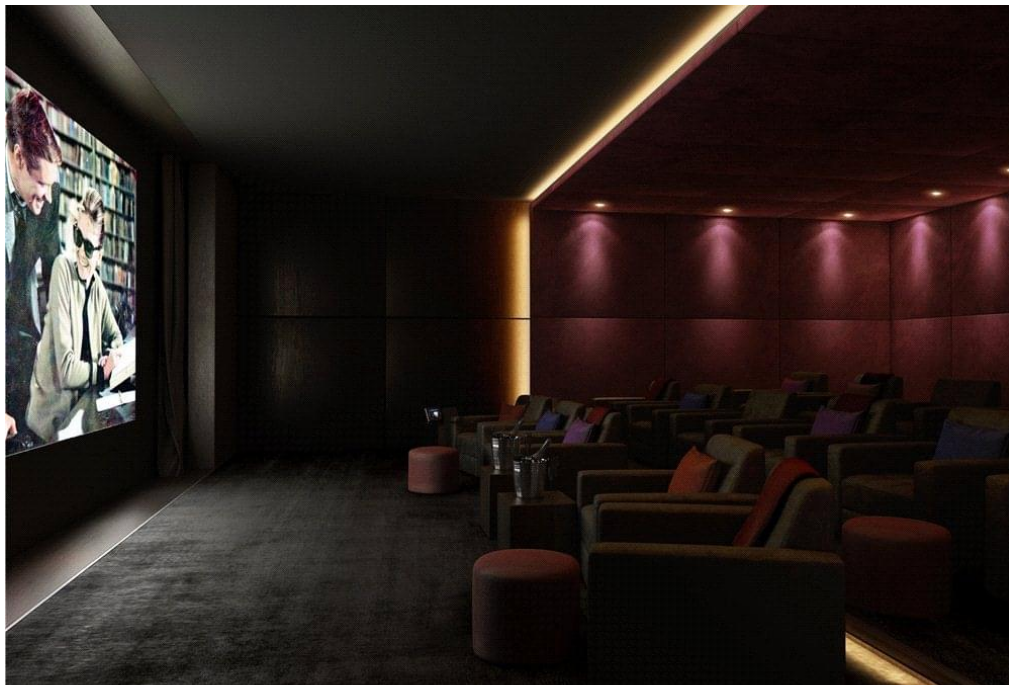
Local authority: City of Westminster

Council tax band: G





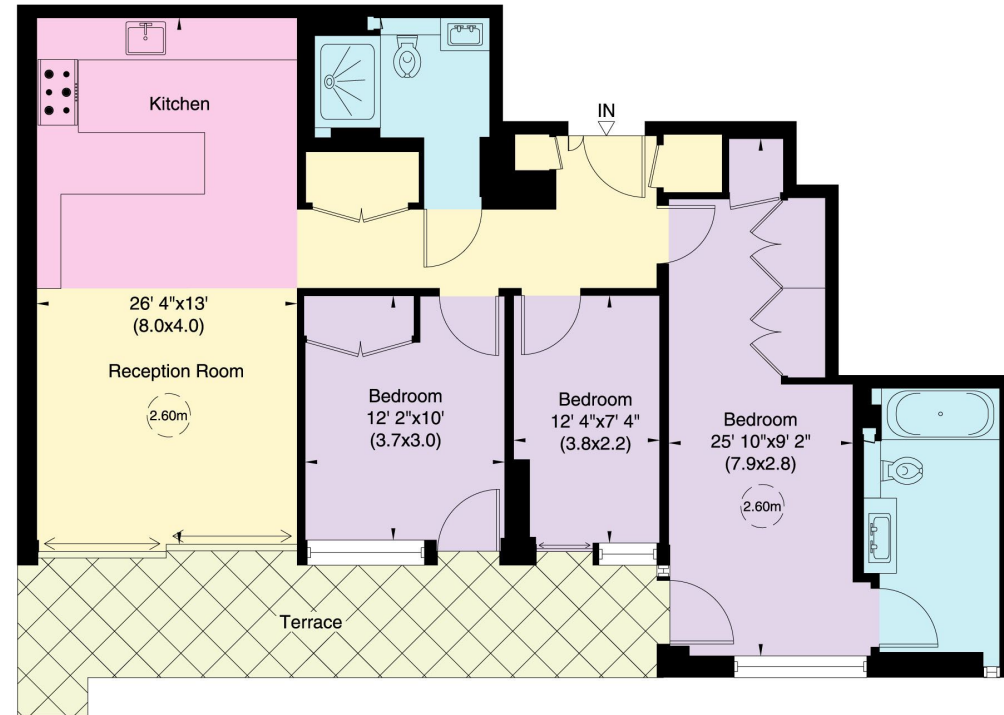
The Nova Building is situated in the heart of Victoria and offers wonderful opportunities for fine dining, delicatessens and a wealth of cultural attractions are nearby, including Buckingham Palace and Westminster Abbey.



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Approximate Gross Internal Floor Area
101 sq m / 1,092 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.



Sixth Floor

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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 April 2022.

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