



The Atrium, 30 Vincent Square, Westminster **SW1**

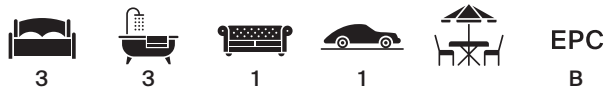


The Atrium, 30 Vincent Square

Belgravia SW1

A spacious three bed apartment located on the fifth floor (with a lift) of this popular residential development. Comprising a large double reception room, three en suite bedrooms, a kitchen and a balcony, this flat has a great canvas to make the property your own. Its large windows provide stunning views of Vincent Square and flood the rooms with natural light. The Atrium benefits from a concierge, a resident's gymnasium, a spa, and a secure underground allocated parking space for one car.

Knight Frank has been unable to obtain service charges and ground rent fees at this time. We suggest that you or your solicitor make your own enquiries.



Guide price: £1,600,000

Tenure: Leasehold: approximately 972 years remaining

Local authority: City of Westminster

Council tax band: H

We have been informed that the building has been constructed using some combustible materials.

However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low and that no remedial works are required to the external wall of the building.

If necessary, further information can be provided upon request

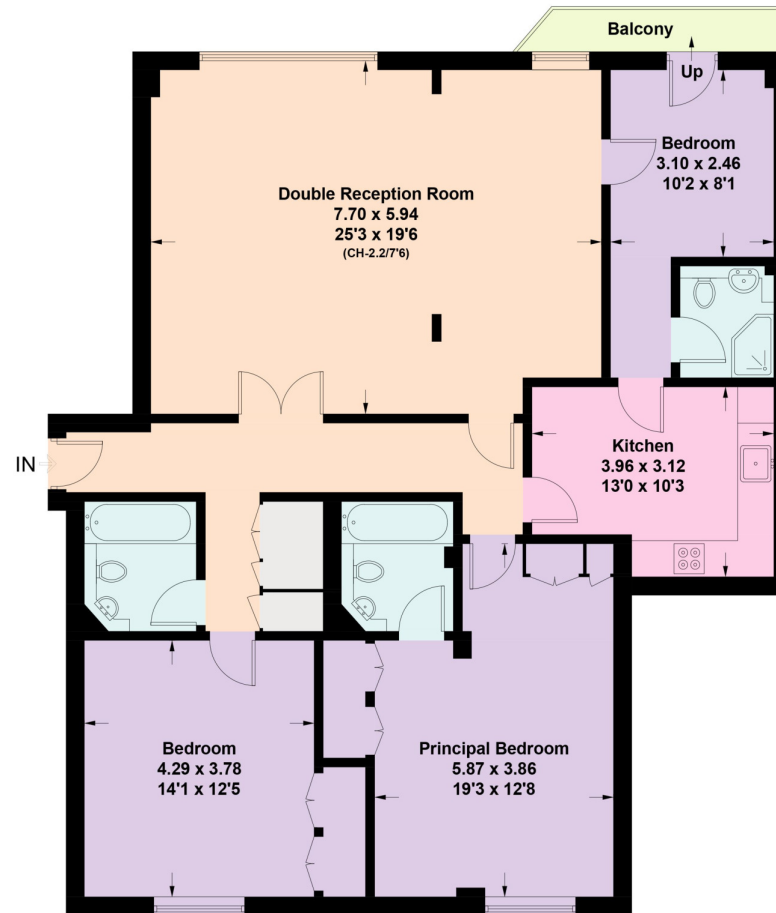




A spacious three bed flat on the fifth floor providing stunning views over Vincent square.

The Atrium, SW1P

Approximate Floor Area = 137.3 sq m / 1478 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Fifth Floor

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.

Knight Frank

Belgravia Sales

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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 August 2023. Photographs and videos dated August 2023.

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