



## THE NOVA BUILDING

Victoria SW1W



## A MASTERPIECE IN MODERN DESIGN

A two bedroom apartment for sale with underground parking in The Nova Building, SW1.

|                                                                                     |                                                                                     |                                                                                     |     |
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|  |  |  | EPC |
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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold. Approximately 985 years remaining on the lease.

Ground rent: £800 per annum. Please note, we have been unable to obtain review date/period. Please enquire.

Service charge: £13,505 per annum. Reviewed annually. Please note, we have been unable to obtain review date.

**Guide Price: £1,850,000**



Welcome to this stunning seventh-floor apartment, offering a spacious and modern living space of approximately 85.3 square meters (948 square feet). The heart of the home is the expansive open-plan kitchen, reception, and dining room, measuring 5.78m x 5.30m (19'0" x 17'5"). The Principal bedroom is generously sized at and provides a tranquil retreat with ample natural light. The second bedroom, is perfect for guests, a home office, or a child's room. The apartment includes a modern bathroom with contemporary fixtures, ensuring a luxurious feel. Unwind on the spacious balcony, which offers lovely views towards Belgravia and Buckingham Place Gardens. With a ceiling height of 2.59 meters, the apartment feels open and airy. The Nova Building is situated in the heart of Victoria and offers wonderful opportunities for fine dining, delicatessens and specialist food shops.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice



The Nova Building, SWIW

Approximate Gross Internal Area = 85.3 sq m / 948 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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