



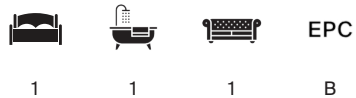
## KINGS GATE WALK

Westminster, SW1E



## A MASTERPIECE IN MODERN DESIGN

A modern one bedroom apartment for sale in Westminster SW1.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold Approximately 986 years remaining on the lease.

Ground rent: £600 per annum. Please note, we have not been able to obtain the review period for the ground rent.

Service charge: £5,713.28 per annum. Please note, we have not been able to obtain the review period for the service charge.

**Guide Price:**



The flat is on the first floor of a well-run and maintained building on Victoria Street, close to Westminster Palace, Green Park and St James's Park.

The accommodation comprises an open-plan reception room and kitchen, and a principal bedroom with built-in wardrobes and a shower room. The flat is in excellent condition throughout and has views towards Buckingham Palace. The property benefits from a lift and excellent security with a 24-hour concierge.

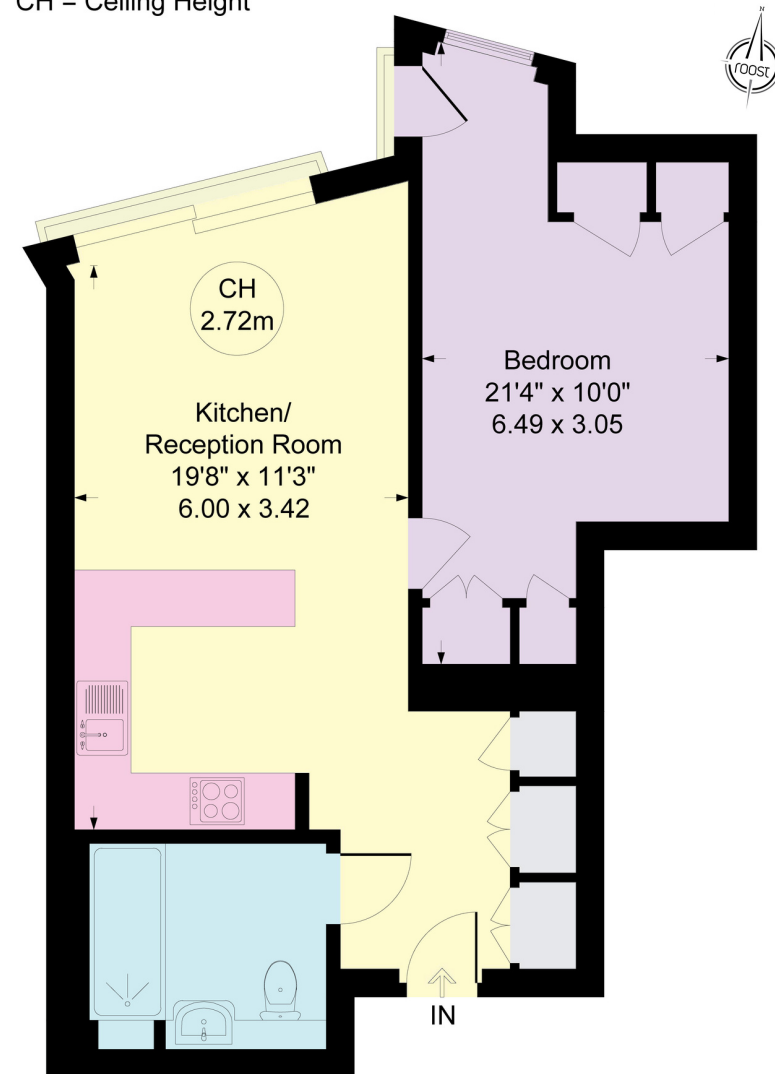
Located on Victoria Street, Kings Gate is surrounded by local amenities and is nearby to superb transport links. Victoria mainline and underground station is 0.3 miles away, St James's Park is 0.2 miles away, and Westminster underground is 0.7 miles away. (All distances and times are approximate).

### Additional information

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.



CH = Ceiling Height



## First Floor

Kings Gate Walk, SW1E

Approximate Gross Internal Area = 52.90 sq m / 569 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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