

NOVA BUILDING

Westminster, SWlW



A MASTERPIECE IN MODERN DESIGN

An incredible three bedroom flat with extensive views over London and towards Buckingham Palace is located on the ninth floor with the added benefit of 6 secure parking spaces.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold. Approximately 990 years remaining on the lease.

Ground rent: £1,000 per annum. Please enquire for next review date amd review period.

 $Service\ charge: \pounds 23,025.08\ per\ annum, reviewed\ annually.\ Please\ enquire\ for\ next\ review\ date.\ Reserve\ fund\ included.$

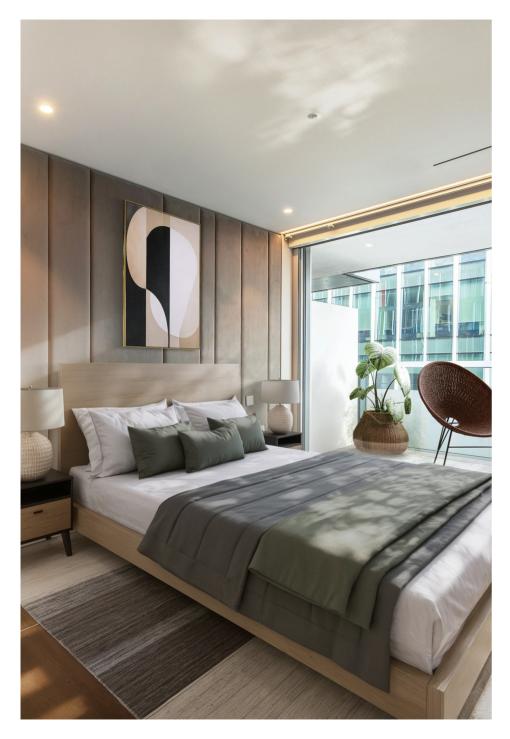
Guide Price: £2,750,000



EXTENSIVE VIEWS OVER BUCKINGHAM PALACE

This well known development has been finished to the highest standards and has a range of facilities including 24hr concierge service, a gym, cinema, meeting room, communal work space and stunning roof terrace. The flat is being sold with six car parking spaces in the underfloor, secure car park which could appeal to a car collectors. Accommodation comprises of three double bedrooms all with ensuite bathrooms, a reception room, separate kitchen and two balconies. The Nova Building is situated in the heart of Victoria and offers wonderful opportunities for fine dining, delicatessens and specialist food shops. A wealth of cultural attractions are nearby, including Tate Britain, Westminster Abbey and the Houses of Parliament. London's treasured Royal Parks, where you can skate, ride, run or relax and take in the historic landscape, are also just a short distance away.













Ninth Floor

Nova Building, Buckingham Palace Road, SW1 Approximate Gross Internal Area = 137 sq m / 1480 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.

Oliver Dawson

02078817729

oliver.dawson@knightfrank.com

Knight Frank Belgravia

 $47\,Lower\,Belgrave\,Street$

Belgravia, London SWIW OLS

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable necessaries as a guide only. While Knight Frank hos verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable necessaries and information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party we will use a soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time of property as they appeared at the time of they appeared at the material information is correct. 5. 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. 6. VAT: The VAT position relating to the pr