



## Kings Gate Walk, London SW1E

Guide price £785,000 Leasehold





# Description

Extending to a well-proportioned 530 sq ft of living space, this bright apartment offers the perfect West facing vista and has good-sized private balcony which can be accessed from both the reception room and bedroom.

An open-plan style reception room has floor to ceiling windows and modern kitchen suite, whilst the bedroom suite offers a range of built-in wardrobes, and a large shower room is located off a welcoming hallway.

Kings Gate offers convenient access to Victoria, St. James's, Mayfair and Belgravia's amenities, restaurants and shops. The location features iconic landmarks such as Buckingham Palace, Westminster Cathedral and the Houses of Parliament. Excellent transport links include Victoria Station's national rail and Gatwick Express services, plus underground access via Victoria and St. James's Park stations.

Leasehold 985 years (exp. 27/08/3011)  
Ground Rent: Approx. £600 pa  
Service Charge: Approx. £8,168.28 pa  
Council Tax Band: F  
EPC Rating: C



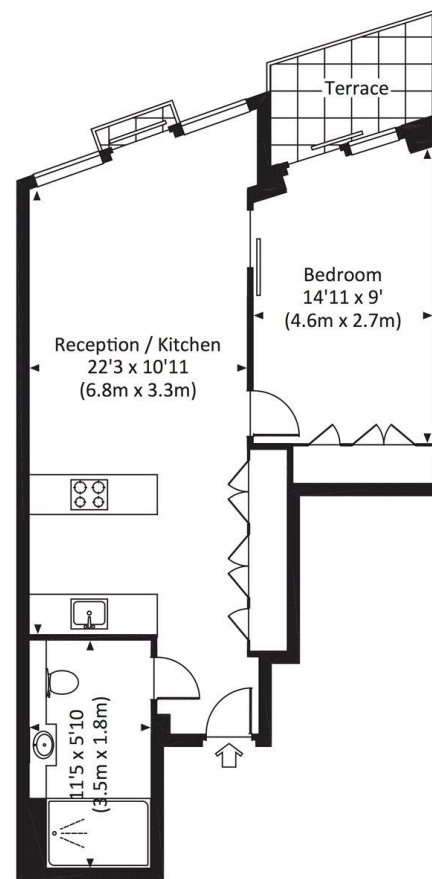
- 1 Double bedroom
- 1 Shower room
- Reception room
- Open-plan kitchen
- Private balcony

24 Hour concierge  
0.3 miles to St. James's Park station  
0.4 miles to Victoria station  
Approx. 530 sq ft / 49 sq m

# Floorplan

530 sq ft | 49 sq m

Approx. gross internal area  
530 Sq Ft. / 49.2 Sq M.



SECOND FLOOR

dpf All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933

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