



**BRUTON**  
— PROPERTY —



55 Victoria Street  
London, SW1H 0AF

**Guide price £1,235,000**



## 55 Victoria Street

London, SW1H 0AF

Stunning, spacious apartment is located in the prestigious 55 Victoria Street development, offering residents access to a gym, a 24-hour concierge service, and a rooftop garden.

This second floor apartment boasts exceptional design quality and style, featuring oiled oak timber floors, hand-glazed tiles, and stylish Silestone kitchen worktops. The well-proportioned layout provides ample space for both living and entertaining. Under-floor heating in the reception room enhances the comfort of the space. Spanning approximately 840 square feet, the apartment includes one bedroom, one bathroom, a fully equipped kitchen, a spacious reception area, and a balcony. Residents also have access to a stunning rooftop garden and a fully equipped gym. For added convenience, 55 Victoria Street offers a 24-hour concierge service.

55 Victoria Street is located to the south of Buckingham Palace, St James's and Green Park, to the east of Victoria and to the north of Vincent Square. The property is within reach of the many amenities, restaurants, cafes and shops of Victoria, Westminster, St James's and Mayfair.

Local parklands include Green Park and St James's Park.

Transport Links include: Circle & District Lines (St James's Park): approx 0.1 miles Victoria and mainline rail services (Victoria): approx 0.4 miles Jubilee Line (Westminster): approx 0.5 miles

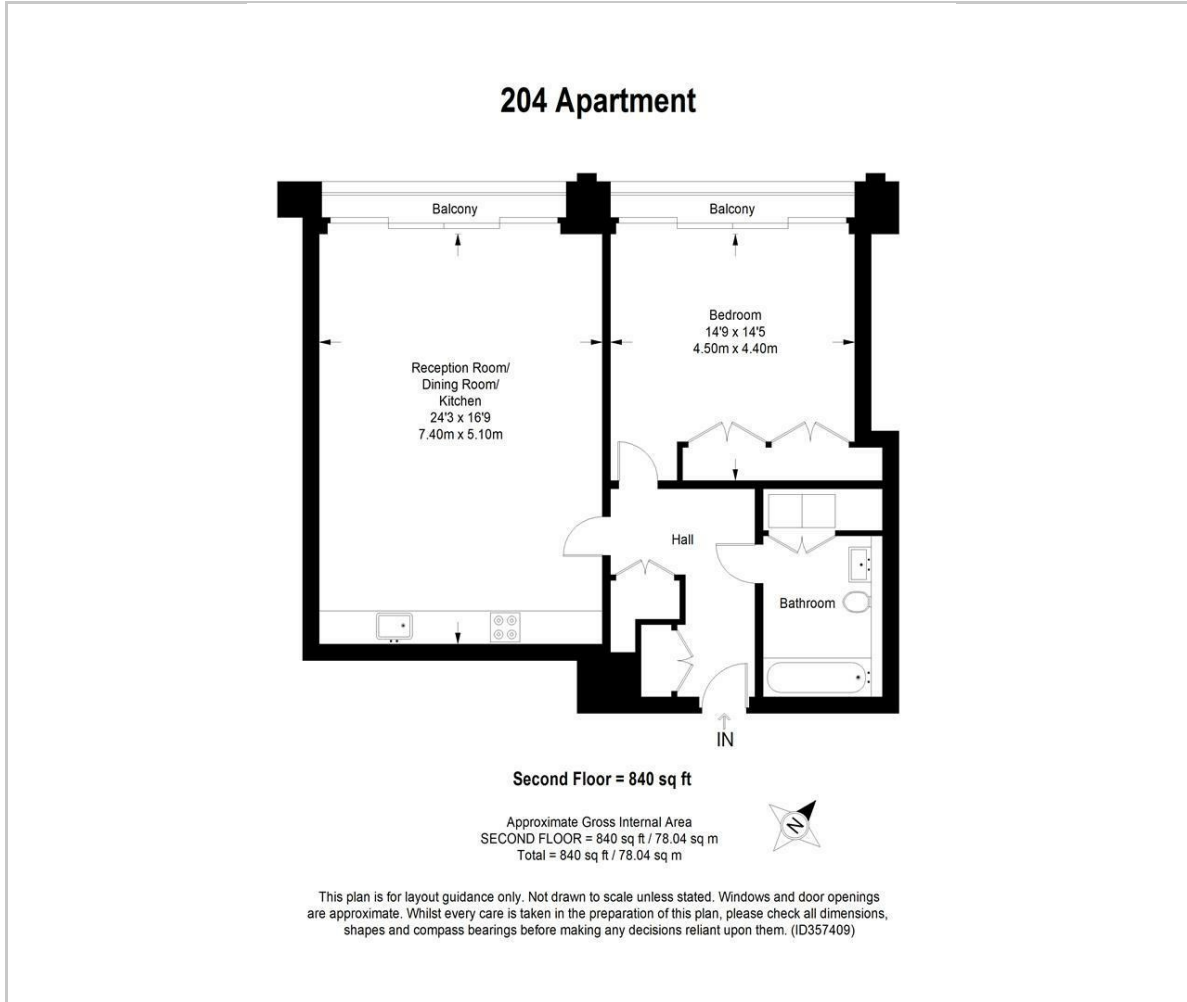




Tenure: Leasehold  
Lease expires: 3,011 (985 years)  
Ground rent: £500 per year  
Service charge: Circa £10,000 per annum  
Council tax: Band F  
Local authority: The City of Westminster  
Total Sq Ft: 840 (78 Sq M)




## Floor Plan




## Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

