



BRUTON
— PROPERTY —



55 Victoria Street
London, SW1H 0AF

Guide price £1,195,000



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Spacious and beautifully furnished 860 sq ft one-bedroom apartment set within the prestigious 55 Victoria Street development in the heart of Westminster.

Positioned on the 4th floor, this immaculately presented home has been finished to an exceptional standard throughout and offers excellent built-in storage. The accommodation comprises a generous super king bedroom with Juliet balcony, a stylish contemporary bathroom, and a bright open-plan reception/kitchen also featuring a Juliet balcony. The fully integrated kitchen is sleek and modern, perfectly designed for both everyday living and entertaining.

Residents of 55 Victoria Street enjoy outstanding amenities including a 24-hour concierge, fully equipped gym, and an impressive 8th floor roof terrace/sky garden offering a peaceful retreat above the city.

The development is superbly located moments from Buckingham Palace and within easy reach of St James's Park and Green Park. The boutiques, restaurants and cafés of St James's and Mayfair are all close by, making this an ideal Prime Central London residence, pied-à-terre or investment opportunity.

Transport Links:

- St James's Park Underground Station – Approx. 0.1 miles (Circle & District Lines)





- Victoria Station – Approx. 0.4 miles (Victoria Line & National Rail services)
- Westminster Underground Station – Approx. 0.5 miles (Jubilee Line)

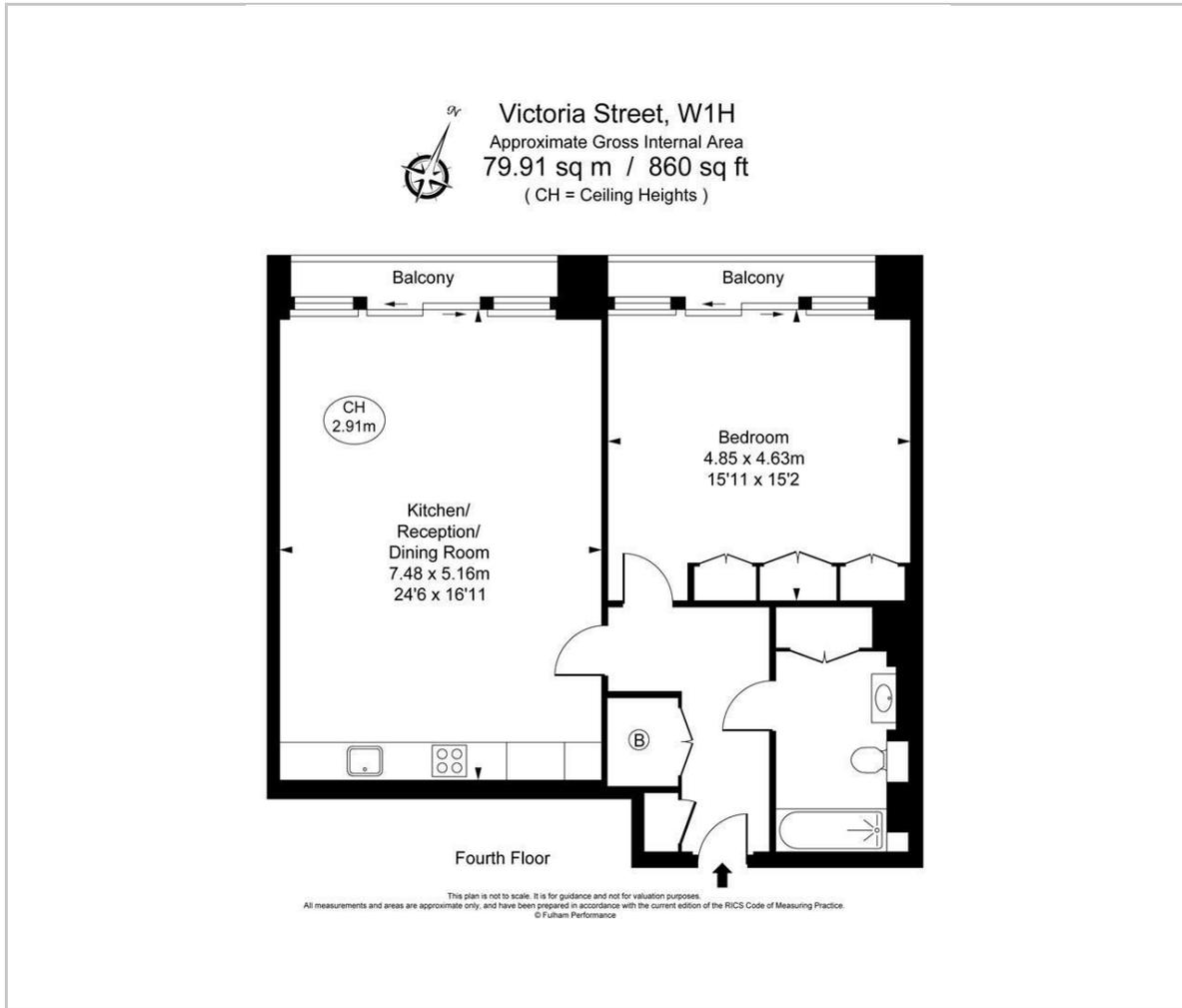
Service Charge: This property is subject to a service charge, reviewed annually and subject to change. Please contact us for further details.

Cladding (CPR): The building has been tested and no remedial works are required.

Size: 79.91 sq m / 860 Sq Ft
Service charge: £10,311.06 per annum 2024/2025
Ground rent: £500 per annum 2024/2025
Leasehold - 986 years remaining
EPC rating: B
Council Tax: Westminster Band F (£2,779.76 per annum 2024/2025)



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.

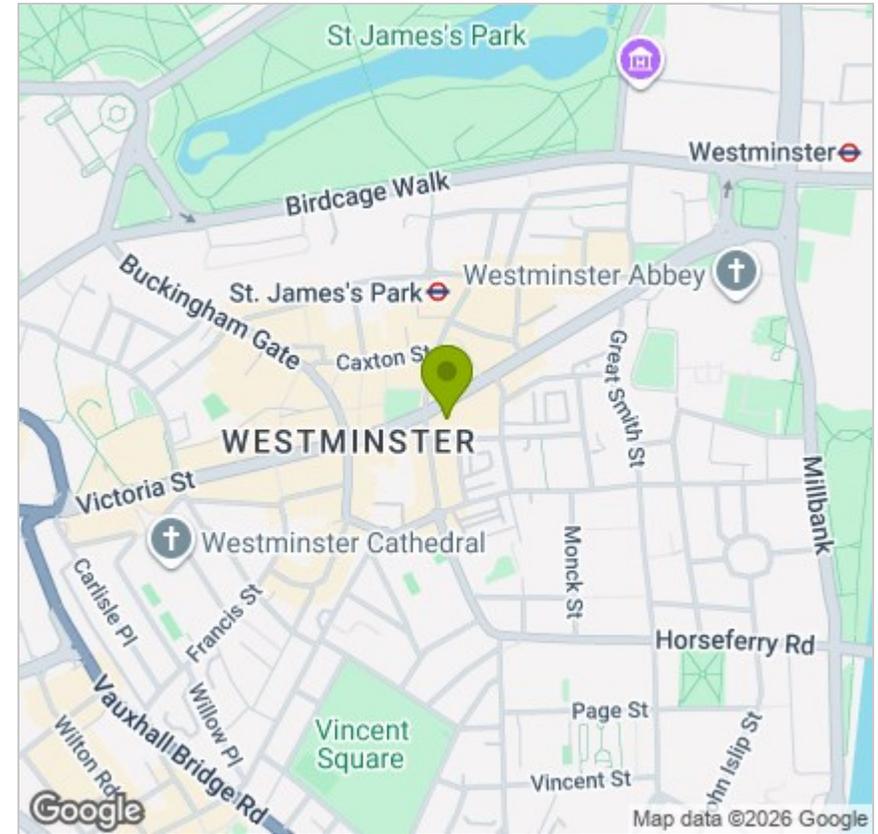
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Area Map



Energy Efficiency Graph

