



APARTMENT 1007

The View, 20 Palace Street, London, SW1E

Rickitt
Partnership

Luxury apartment in City of Westminster

Luxury apartment block in Westminster ♦ Three double bedrooms ♦ Two reception rooms ♦ Large balcony ♦ Superb views ♦ On the tenth floor ♦ 24 hour concierge ♦ Lifts ♦ Underground parking space ♦ NO CHAIN ♦ EPC C

Description

Large, light filled apartment with three double bedrooms in the heart of Westminster with stunning views across the London skyline from its balcony. This beautifully presented property also boasts a spacious light-filled reception room and separate dining room and its own secure parking space. Apartment 1007 marries the convenience of city living with the comfort and security afforded by a luxury development. The View is an exclusive building with 24 hour concierge desk on hand to assist residents which is situated within walking distance of Victoria Station.

Location

The View is a landmark Westminster development. Located to the south of Buckingham Palace Garden, the green open space of St. James's Park and to the north east of Victoria, the property is within reach of the many amenities, restaurants and shops of Victoria, St. James's, Mayfair and Westminster.

Victoria mainline rail services : approx 0.2 miles

Victoria Line, Circle & District Lines (Victoria) : 3 mins walk

Jubilee Line (Westminster): approx 0.6 miles





Entrance Hall

Large built in storage cupboard, entry phone, radiator. Door to service corridor and service lift.

Kitchen

Range of wall and base units with Corian work surface above and single stainless steel sink with mixer tap. Floor to ceiling unit housing Bosch fridge and freezer with small storage cupboard above. Integrated electric Siemens oven, integrated Siemens microwave and Siemens induction hob. Tiled floor. Large double glazed window to front.

Dining Room

Timber floor. Radiator. Large double glazed window to front. Door to Reception Room.

Reception Room

Full width floor to ceiling sliding double glazed doors to Balcony. Timber floor. Two radiators. Air conditioning unit. Door leading to hallway.

Hallway

Above door built in cupboard housing utility meters, door to service corridor.

Cloakroom

Low level WC, handwash basin with mixer tap. Corner mirrored storage cupboard. Part tiled walls, tiled floor.

Bedroom One

Built in wardrobe. Air conditioning unit. Large double glazed window to front.

En Suite Bathroom

Handwash basin with mixer tap. Low level WC, wall mounted heated towel rail. Bath with shower over and mixer tap. Part tiled walls, tiled floor.

Bedroom Two

Built in wardrobe. Large double glazed window to front.





Study/Bedroom Three

Built in cupboard, large window to front. Radiator.
Double glazed window to front.

Bathroom

Bath with shower over and mixer tap. Wall mounted
heated towel rail. Part tiled walls and tiled floor.

Outside

The Balcony

Timber deck and glass balustrade. Steel grilled
unit housing air conditioning extractor with timber
top.

Parking Space

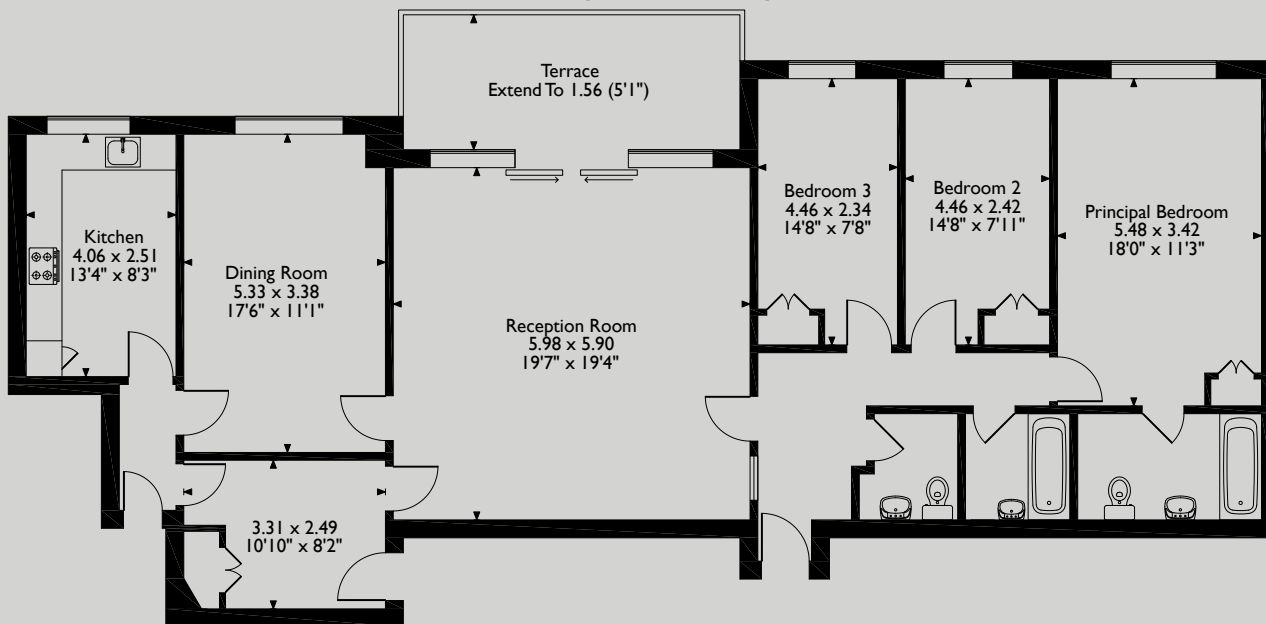
The apartment benefits from an underground
parking space (number 277) which can be accessed
directly from the building, or by walking above
ground from the foyer of the apartment block
across to the car park entrance. There is also a
storage cage (number 44) in the basement.

Property Information

The council tax is band H. We understand the
property is leasehold with 999 years from 29th
September 2003. The ground rent is £200 per
annum and then increases at 25 year intervals.
Service charge is £3,415.57 per quarter, which
includes the 24hour concierge, water, hot water,
heating (on approx. Sept til April) and building
insurance. The flat has mains water, electricity and
mains drainage connected.



Apartment 1007, 20 Palace Street Approximate Gross Internal Area 140 Sq M/1507 Sq Ft



Tenth Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Rickitt
Partnership

Tel: 01244 322 322
info@rickittpartnership.co.uk

Tel: 020 7839 0888
www.rickittpartnership.co.uk

Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.