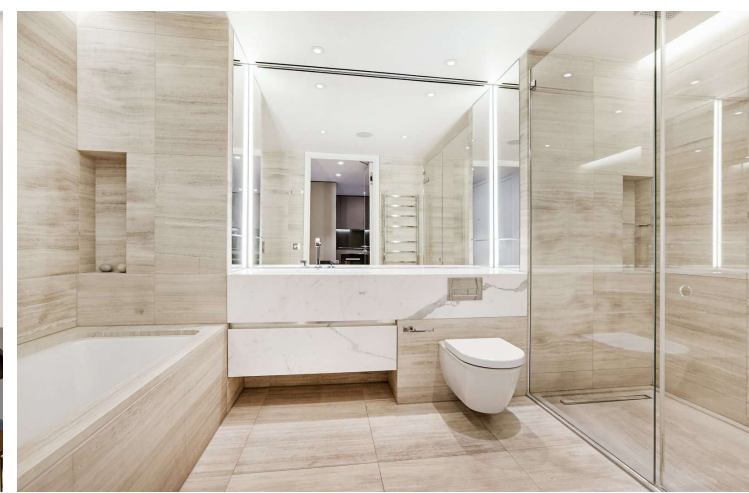
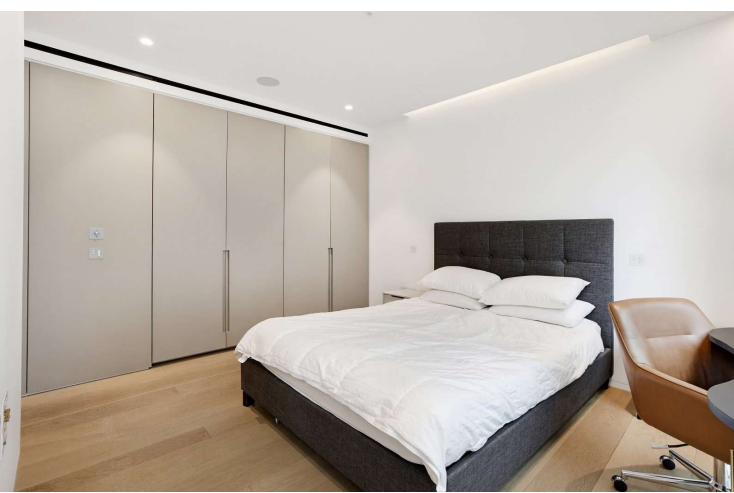




Buckingham Palace Road  
London, SW1W

CHESTERTONS





A stunning and exceptionally well-presented one double bedroom apartment extending to approximately 603 sq ft, situated on the third floor of this highly desirable and exclusive modern development.

Finished to an excellent standard throughout, the property offers stylish and contemporary living accommodation. The spacious reception room benefits from impressive floor-to-ceiling windows, creating a bright and inviting living space. The sleek open-plan kitchen is beautifully designed and fully equipped with a range of modern integrated appliances.

The generous double bedroom benefits from two fitted wardrobes, providing excellent storage, while the contemporary family bathroom is finished with high-quality fixtures and fittings.

The residents of Nova benefit from a residents' cinema, a residence lounge/ business suite, a gym and a communal roof garden. Offered with no onward chain.

The Nova Building is located to the south of St James's Park and west of Belgravia. This area contains some of London's most iconic landmarks, including Buckingham Palace, Westminster Cathedral and the Houses of Parliament.

- An Exceptional One Double Bed Apartment
- Reception with Floor to Ceiling Windows
- Modern Open Plan Kitchen
- Stylish Family Bathroom
- Concierge / Gym / Communal Roof Garden
- No Onward Chain

Asking Price £985,000

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| 95-100                                      | A |         |           |
| 81-94                                       | B |         |           |
| 69-80                                       | C |         |           |
| 55-68                                       | D |         |           |
| 39-54                                       | E |         |           |
| 21-38                                       | F |         |           |
| 1-20  | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   | 85      | 85        |
| EU Directive 2002/91/EC                     |   |         |           |

**Tenure:** Leasehold 1036 years 10 months (Lease Expires 4<sup>th</sup> May 3063)

**Service Charge:** £8750 (Approximately)

**Ground Rent:** £600

**Local Authority:** Westminster

**Council Tax Band:** G

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

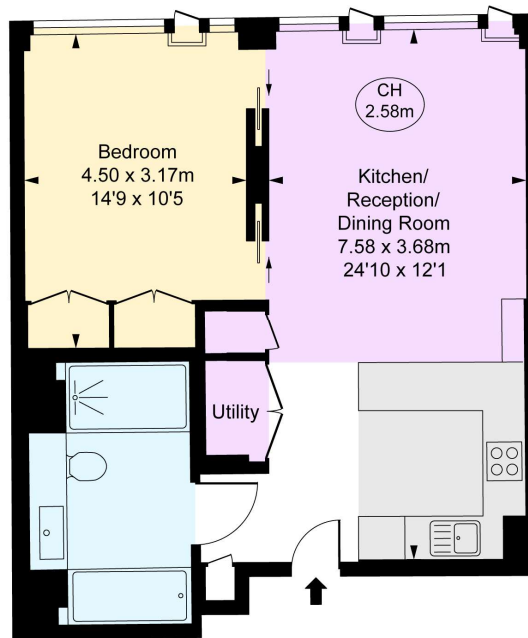
westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

Nova Building,  
Buckingham Palace Road, SW1W  
Approximate Gross Internal Area  
56.07 sq m / 603 sq ft

( CH = Ceiling Heights )



Third Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.  
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is  
100% recyclable