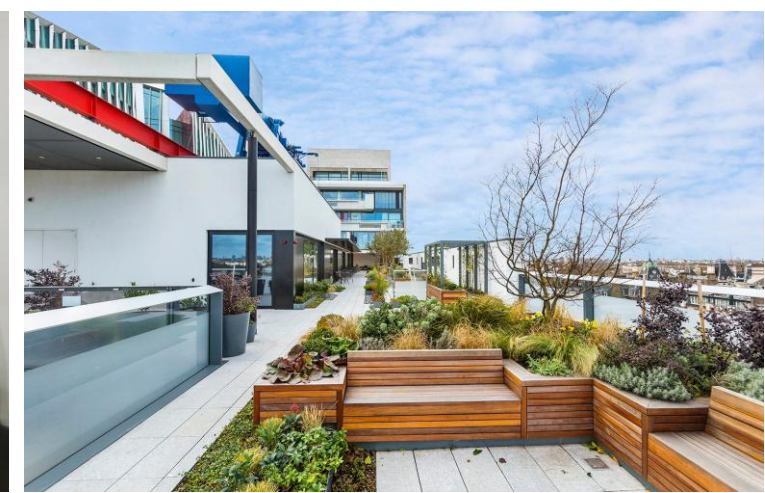




Buckingham Palace Road
London, SW1W

Asking Price £950,000

CHESTERTONS





We are delighted to present this beautifully appointed one-bedroom apartment, ideally situated within the highly sought-after Nova Building development. Positioned on the fourth floor, an exceptional standard of finish throughout.

The accommodation comprises a contemporary, fully fitted open-plan kitchen, a spacious open plan reception dining area featuring impressive floor-to-ceiling windows, a generous double bedroom with ample built-in wardrobe space, and a spacious modern bathroom. The development has a 24-hour concierge, and for extra security, a secure fob lift access to the specific floor. 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. The development features an incredible array of restaurants bars. This area contains some of London's most iconic landmarks, including Buckingham Palace, Westminster Cathedral and the Houses of Parliament. Local parklands include: St James's Park (approx) 0.2 miles.

- Beautifully presented one-bedroom apartment located on the fourth floor of the highly sought-after Nova Building development
- Finished to an exceptional standard throughout, featuring a contemporary fully fitted open-plan kitchen
- Generous double bedroom with ample built-in wardrobe space and a spacious modern bathroom
- Exclusive resident amenities including a 24-hour concierge, secure fob-controlled lift access, residents' cinema, lounge/business suite
- Prime central location south of St James's Park and west of Belgravia, surrounded by an excellent selection of restaurants and bars
- Ideally positioned near iconic London landmarks, close to Victoria Station.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

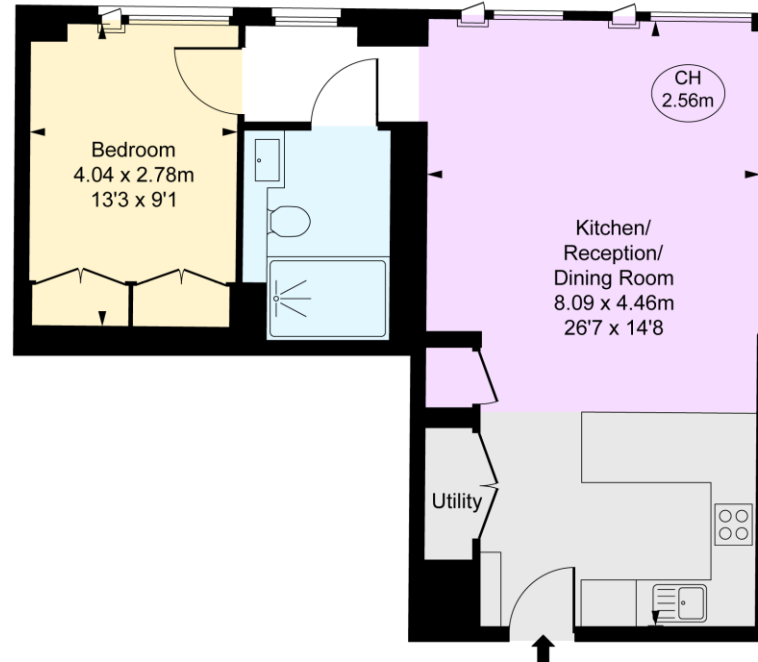
Tenure: Leasehold – 999 Years from and including 4 May 2012
Service Charge: £8890 Per Annum
Ground Rent: £600 Per Annum
Local Authority: City of Westminster
Council Tax Band: B

Chestertons Westminster & Pimlico Sales

105 Wilton Road
 London
 SW1V 1DZ
 westminster@chestertons.co.uk
 020 3040 8201
 chestertons.co.uk

Buckingham Palace Road, SW1W

Approximate Gross Internal Area
57.30 sq m / 617 sq ft
(CH = Ceiling Heights)



Fourth 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.
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