



**BRUTON**

— PROPERTY —



55 Victoria Street

London, SW1H 0AF

**Guide price £1,295,000**



## 55 Victoria Street

London, SW1H 0AF

This immaculately presented one-bedroom apartment is located on the third floor of a modern building with a lift, offering approximately 839 square feet of stylish living space. Finished to the highest standard, the apartment features oiled oak timber floors, underfloor heating and cooling, and perimeter ceiling lighting.

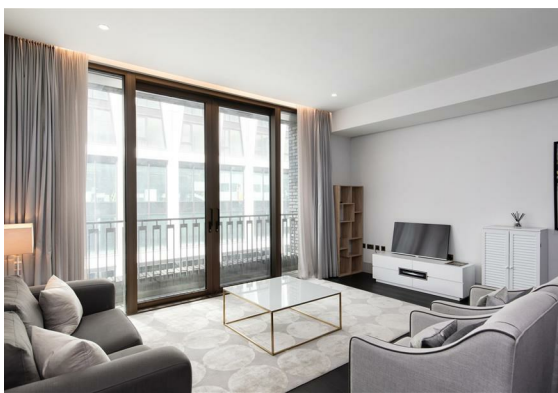
The accommodation includes an open-plan reception room with floor-to-ceiling windows that lead to a balcony, as well as a sleek, integrated kitchen. The spacious double bedroom boasts large built-in wardrobes and provides access to a second balcony. Additional highlights include a contemporary luxury bathroom, ample storage space, and a utility cupboard housing a washer/dryer.

Ideally located south of Buckingham Palace, St James's, and Green Park, the property is within easy reach of the vibrant amenities, restaurants, cafes, and shops in Victoria, Westminster, St James's, and Mayfair. Nearby parklands include Green Park and St James's Park.

Convenient 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

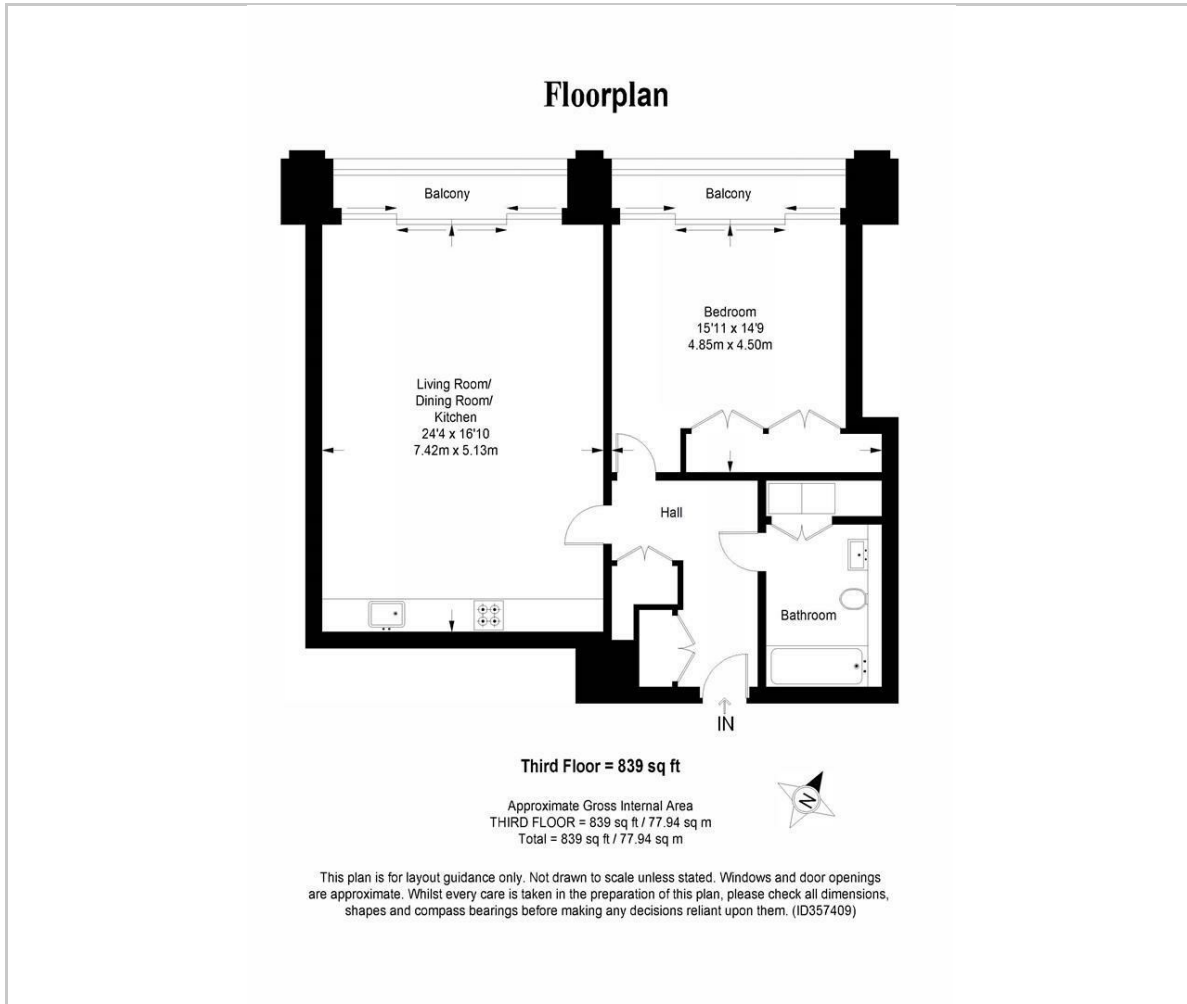
Tenure: Leasehold  
Lease expires: 3,011 (985 years)





Ground rent: £500 per annum  
Service charge: Circa £10,000 per annum  
Council tax: Band F  
Local authority: The City of Westminster  
Total Sq Ft: 839 (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.

 **20 Lees Place, Mayfair**  
London, W1K 6LP

 **020 7459 4696**

 **info@brutonproperty.co.uk**  
**www.brutonproperty.co.uk**

## Area Map



## Energy Efficiency Graph

