



**BRUTON**  
— PROPERTY —



55 Victoria Street  
London, SW1H 0AF

**Guide price £650,000**



## 55 Victoria Street

London, SW1H 0AF

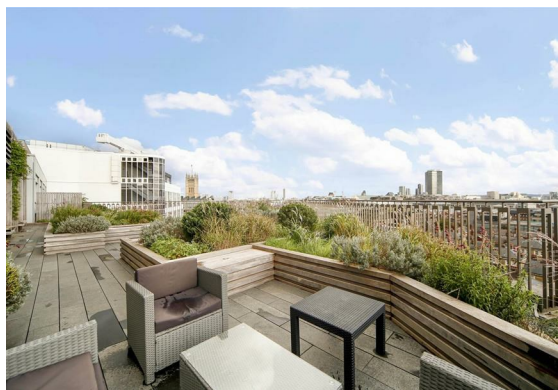
New York style apartment set in this impressive luxury St James's Park development. 55 Victoria Street has a 24/7 concierge, large residents gym and an 8th floor sky garden.

This spacious and well-appointed studio apartment, located on the second floor of the highly sought-after 55 Victoria Street development, offers 448 square feet, 41.6 Sq M of contemporary living space. The open-plan reception room features expansive floor-to-ceiling windows that open onto a small balcony, allowing for an abundance of natural light. The sleek, fully fitted kitchen is equipped with high-end Siemens integrated appliances. The separate sleeping area is thoughtfully designed with fitted wardrobes for ample storage. Additional features include a modern shower room and a convenient utility cupboard housing a washer/dryer.

55 Victoria Street is located to the south of Buckingham Palace, St James's and Green Park, to the east of Victoria and to the north of Vincent Square. The property is within reach of the many amenities, restaurants, cafes and shops of Victoria, Westminster, St James's and Mayfair.

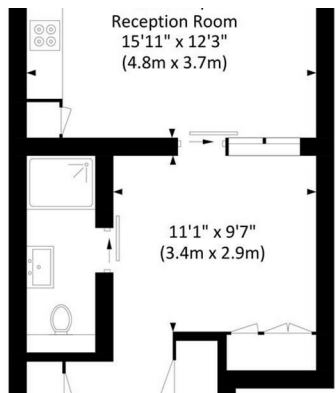
Transport Links include:

- +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

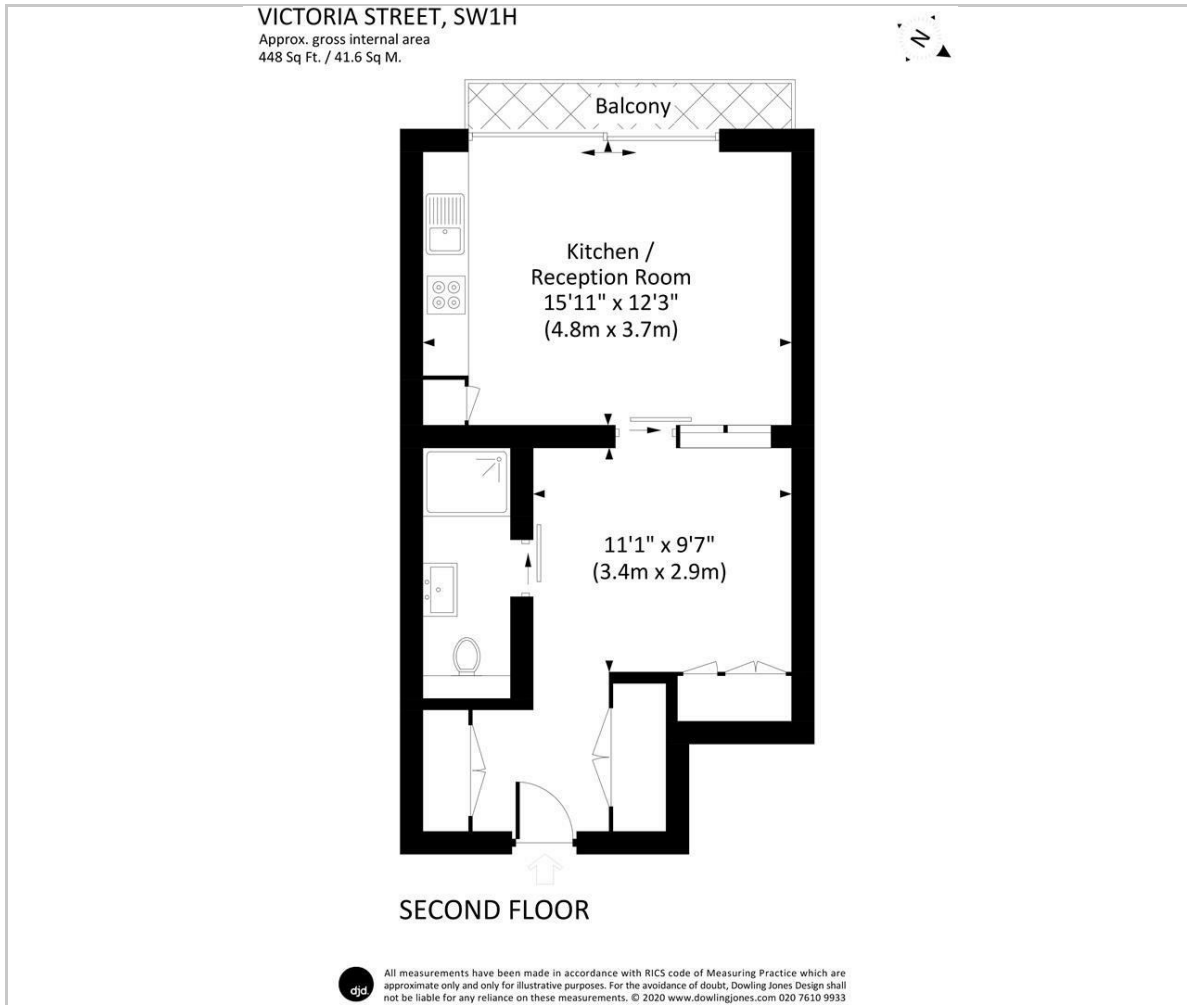




Tenure: Leasehold  
Lease expires: 3,011 (985 years)  
Ground rent: £500 per year for 2025  
Service charge: £5,500 per year for 2025 (TBC)  
Council tax: Band E  
Local authority: The City of Westminster  
Total Sq Ft: 448 (41.6 Sq M)




## 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.

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## Area Map



## Energy Efficiency Graph

