






PALACE STREET

London, SW1E



PALACE STREET LONDON, SW1E

A two bedroom flat for sale in The View, Palace Street

			EPC
2 - 3	2	2	B

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 977 years remaining

*Ground rent: £200.00, reviewed every year, next review due 2025

Service charge: £10,248.00 per annum, reviewed every year, next review due 2025

Guide price: £1,500,000



A fantastic two or three bedroom flat on the 7th floor of this popular modern building in the heart of Victoria. The flat is presented in good condition and comprises large open-plan reception room, a separate kitchen, an excellent balcony with space for a table and chairs, a master bedroom with en suite bathroom, a further bedroom, a shower room and an additional room which could be used as an additional bedroom room but currently is a reception room. 20 Palace Street offers 24h concierge and private underground parking for one car and a separate storage cage. There is also a gym underneath the building and a range of amenities and shops in close proximity.

*Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own enquiries.

We have been informed that some elements of the building are constructed using techniques or materials that do not comply with current government guidance. We have received documents advising that this building has been assessed by a competent person, who has determined that works need to be carried out to the external wall of the building. Further information on the action being taken to mitigate the risk will be provided.

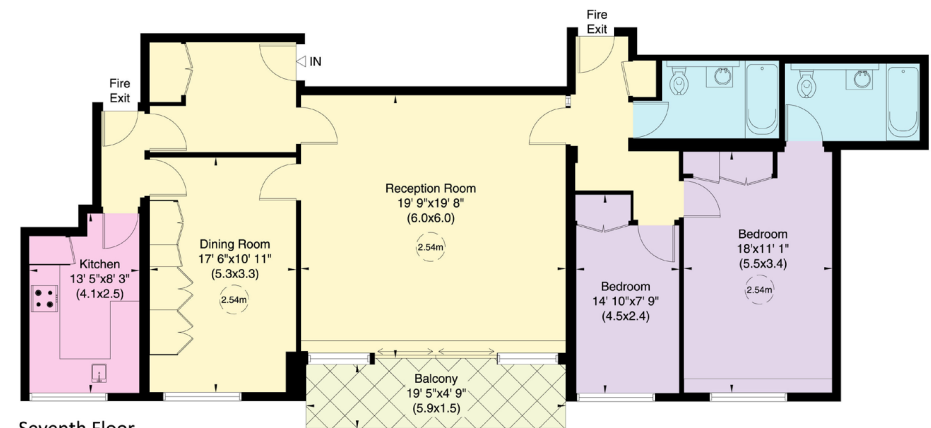
Please note, CGI furniture has been used in some of these photos.



Palace Street, SW1

Approximate Gross Internal Area
126 sq m / 1351 sq ft

Not to Scale, for identification only



Seventh Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Approximate Gross Internal Area = 126 sq m / 1,351 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Chris Mulry
+44 20 7881 7727
chris.mulry@knightfrank.com

Knight Frank Belgravia
47 Lower Belgrave Street
Belgravia, SW1W 0LS

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.