



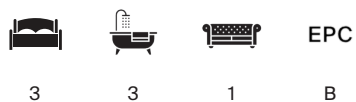
VICTORIA STREET

Westminster SW1H



AN APARTMENT WITH STUNNING VIEWS OVER WESTMINSTER ROOFTOPS

This immaculate three bedroom apartment is located on a the sixth floor (with a lift) in the iconic 55 Victoria Street development.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold Approximately 986 years remaining on the lease

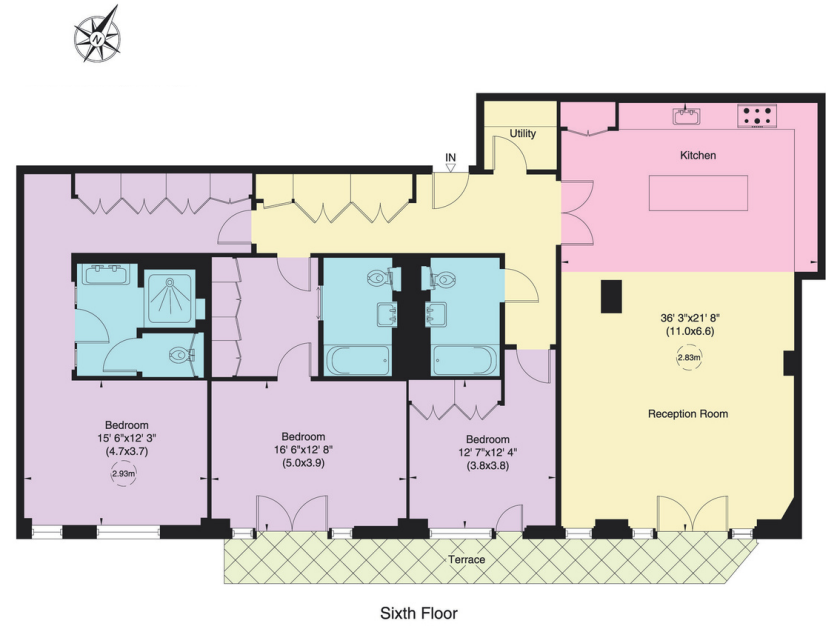
Ground rent: £1,000 per annum, please enquire for next review date and review period.

Service charge: £23,038 per annum, reviewed annually, please enquire for next review date.

Guide Price: £3,500,000

The open plan reception room offers floor-to-ceiling windows, bringing an abundance of natural light due to a south-facing aspect with views overlooking the rooftops of Westminster. There is a sizeable balcony with access from the living room, second and third bedrooms. The kitchen with modern fitted Miele and Siemens appliances is recessed in the open plan reception room, making it ideal for entertaining. A distinguishing feature of the apartment is the huge principal bedroom suite with beautifully crafted fitted wardrobes and designer shower room including marble floor tiles, ceramic wall tiles and Lefroy Brooks brassware. The development benefits from an opulent lobby, 24-hour concierge, a fully equipped residents' gym with changing rooms and showers, and two landscaped communal garden spaces for all residents. There is also a sky garden with granite paving and seating.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Victoria Street, SW1
 Approximate Gross Internal Area = 198 sq m / 2129 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.

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