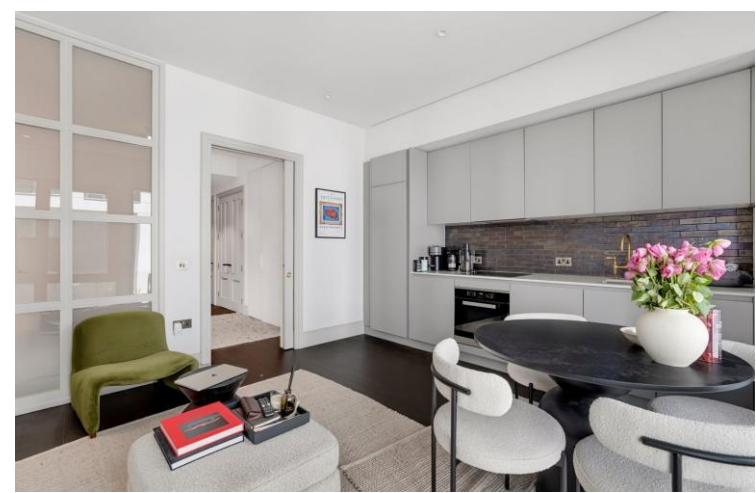
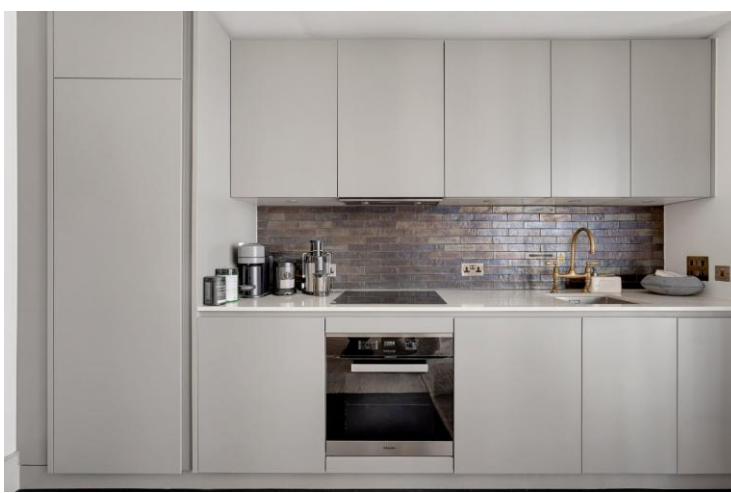




Victoria Street
London, SW1H

CHESTERTONS





A spacious, modern and immaculately presented Manhattan-style apartment situated on the first floor of this contemporary, impeccably finished development in the heart of Westminster. The apartment features an open-plan living area with expansive floor-to-ceiling windows, a very stylish designer Italian kitchen, a sleek modern bathroom, and oak plank flooring throughout.

Further benefits include 24-hour concierge service, residents' gymnasium, landscaped courtyard gardens, and an eighth-floor Sky Garden offering expansive south-facing views.

55 Victoria Street is conveniently located for the shops, cafes and restaurants of Westminster and St James's Park as well as a number of London's most famous landmarks. The transport links can be found at St James's Park (Circle and District line) and Westminster (Jubilee, Circle and District line).

- Very Desirable Beautifully Designed Modern Development
- A Spacious 2nd Floor Manhattan Style Apartment
- Open Plan Reception With Modern Kitchen
- Family Bathroom
- Lift Access
- 24-Hour Concierge, Residents Gym, Sky Garden

Asking Price £525,000

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

Tenure: Leasehold 971 years remaining (Lease expires on 29th September 2997)

Service Charge: £5,400 p.a. (Approximately)

Ground Rent: £500 p.a.

Local Authority: Westminster

Council Tax Band: E

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

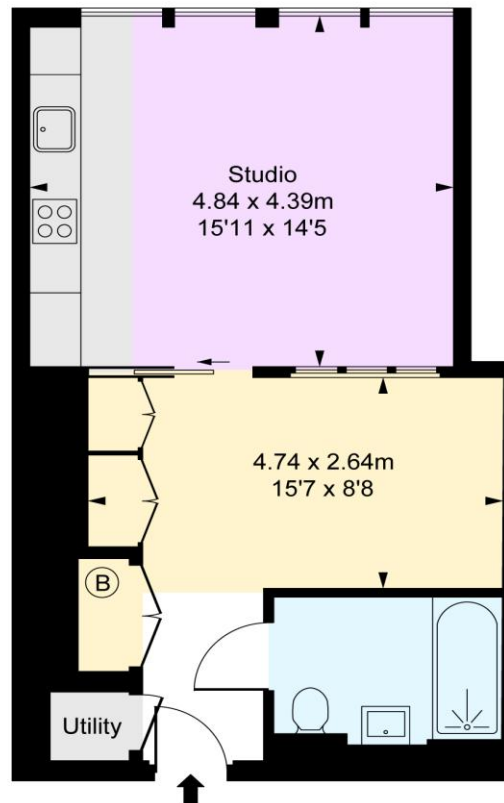
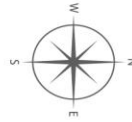
SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

Victoria Street, SW1H
Approximate Gross Internal Area
44.75 sq m / 482 sq ft
(CH = Ceiling Heights)



First 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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