



## PRICE GUIDE £855,000

A modern two-bedroom, two-bathroom apartment on the sixth floor of a well-maintained development, complete with secure allocated parking and a private balcony overlooking the communal gardens.

The flat offers a bright open-plan living space, ideal for both relaxing and entertaining. The master bedroom includes built-in wardrobes and a stylish en-suite bathroom, while the second double bedroom is served by a separate family bathroom. The property also benefits from a comfort cooling and heating system throughout.

20 Gillingham Street is part of a sought-after modern development designed for convenient city living, with a day porter, 24-hour security, lifts, CCTV and landscaped communal gardens. Victoria Station is just a few minutes' walk away, offering excellent transport links. Nova Victoria is also close by, providing a wide range of shops, cafés and restaurants, along with gyms and other local amenities.



GROSS INTERNAL  
FLOOR AREA 692 SQ FT

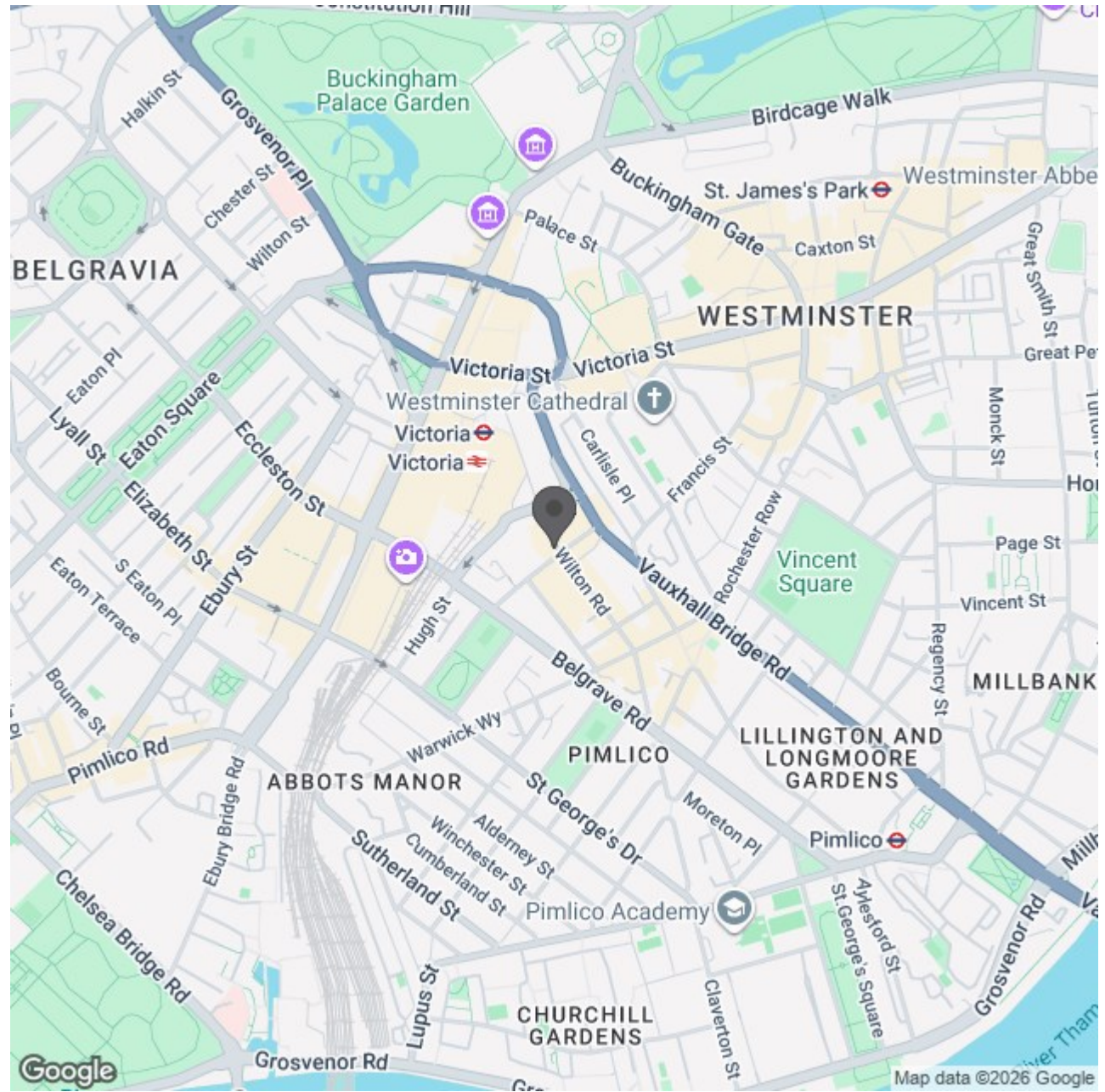
APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQ M

- Chain-free
- Open-Plan Living Area
- Private Balcony
- Secure Allocated Parking
- Day Porter (Weekdays)
- Two Double-Bedrooms, One with En-Suite
- Fully-Fitted Kitchen
- Built-in Storage
- Comfort Cooling & Heating
- Moments From Victoria Station



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Red.**