

LEASEHOLD



FLAT 32, 35 BUCKINGHAM GATE, LONDON, SW1E 6PA

Asking Price

£275,000

TENURE

Leasehold - 265 years remaining

SERVICE CHARGE

£2,401.44 p.a. includes reserve fund contribution

GROUND RENT

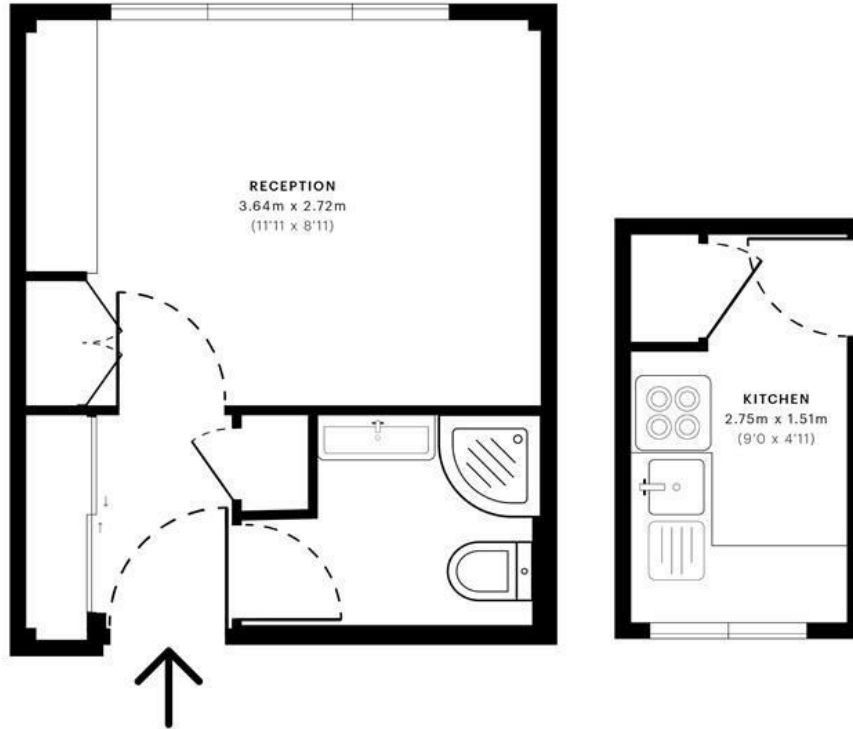
Nil

FEATURES

- Chain Free
- Close to Amenities
- Porter
- Investment Opportunity
- Lift Access
- Close to Transport Links
- Unique



TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS



— Third Floor



GROSS INTERNAL AREA (GIA)
The floor area of the property
19.66 sqm / 211.62 sqft



NET INTERNAL AREA (NIA)
Excludes walls, structural features,
bathrooms, terraces/balconies
19.16 sqm / 206.24 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, etc.
0.00 sqm / 0.00 sqft



RESTRICTED ACCESS POINTS
Entrances less than 1.5m
0.00 sqm / 0.00 sqft



Spec verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

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Contact Us:

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www.tuckermanresidential.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.