



Victoria Street  
London, SW1H

CHESTERTONS





A spacious Manhattan style apartment located on the second floor of this modern and beautifully finished development in the heart of Westminster. The apartment benefits from an open plan living space with wide floor-to-ceiling windows, designer Italian kitchen, modern bathroom and oak wood plank floors throughout.

Further benefits include, private balcony, access to a 24-hour concierge, gymnasium, landscaped rear courtyard and an 8th floor Sky Garden with 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
- Private Balcony
- 24-Hour Concierge, Residents Gym, Sky Garden,

Asking Price £525,000

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B	83	83
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

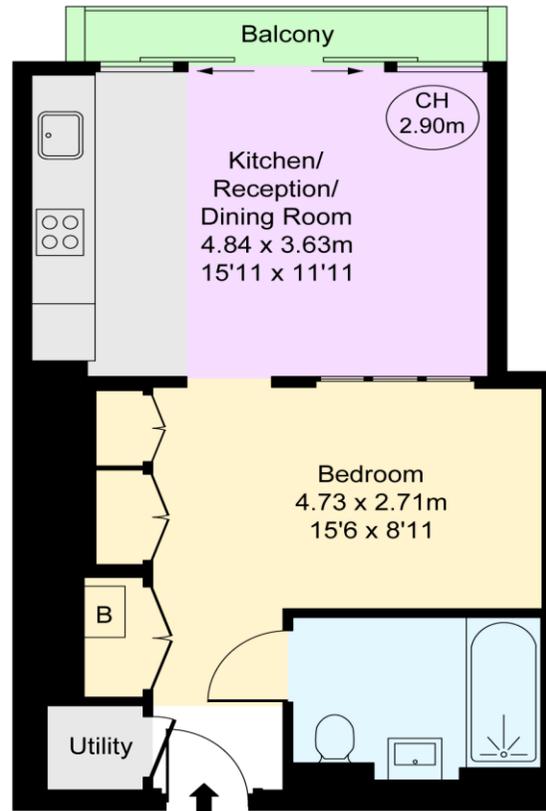
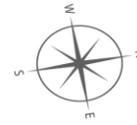
**Tenure:** Leasehold 986 years remaining (Lease expires on 1<sup>st</sup> June 3012)  
**Service Charge:** £5,400 p.a. (Approximately)  
**Ground Rent:** £500 p.a.  
**Local Authority:** Westminster  
**Council Tax Band:** E

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Victoria Street, SW1H  
Approximate Gross Internal Area  
41.42 sq m / 446 sq ft

( CH = Ceiling Heights )



Second 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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