Knight Frank



1 KINGS GATE WALK

Westminster SW1E





LOCATED IN THE HEART OF WESTMINSTER

An elegant one-bedroom apartment for sale in the prestigious 1 Kings Gate development, with underground parking for one car.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold. Approximately 988 years remaining on the lease.

Ground rent: £600 per annum, reviewed annually, please enquire for next review date.

Service charge: £8,675 per annum, reviewed annually, please enquire for next review date.

Guide Peice: £725,000

This well-presented third-floor apartment offers 526 sq ft of bright and practical accommodation, comprising a spacious open-plan reception room and kitchen with direct access to a private roof terrace.
The property also features a double bedroom with fitted wardrobe storage, a modern shower room, and an entrance hall with useful storage cupboards.

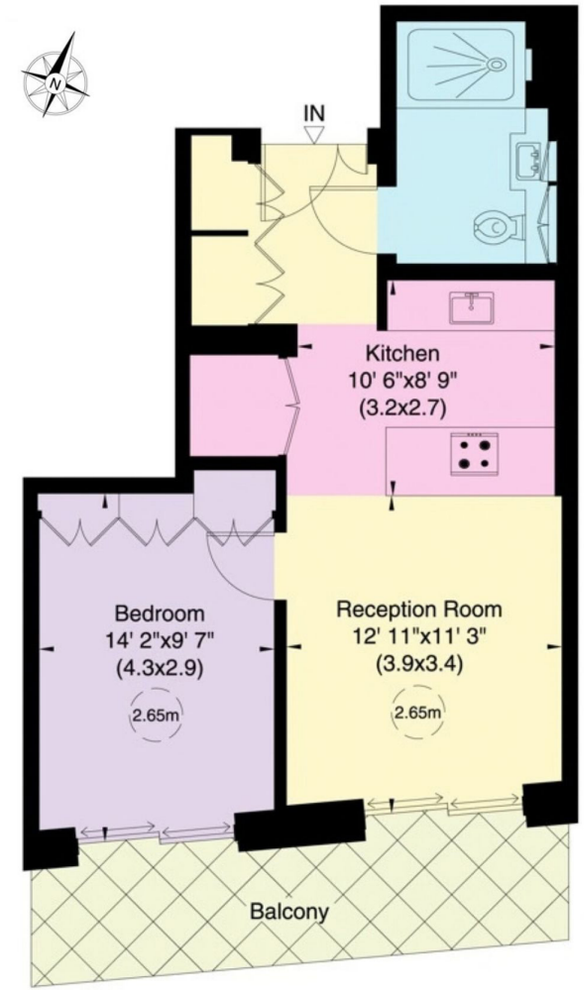
Ideally suited to owner-occupiers, investors, or as a convenient pied-à-terre, the apartment benefits from an efficient layout and valuable outside space as well as a concierge.

The property is positioned just moments from St James's Park and the amenities of Westminster

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.







Third Floor

Kings Gate Walk, SW1E
Approximate Gross Internal Area = 48 sq m / 526 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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