



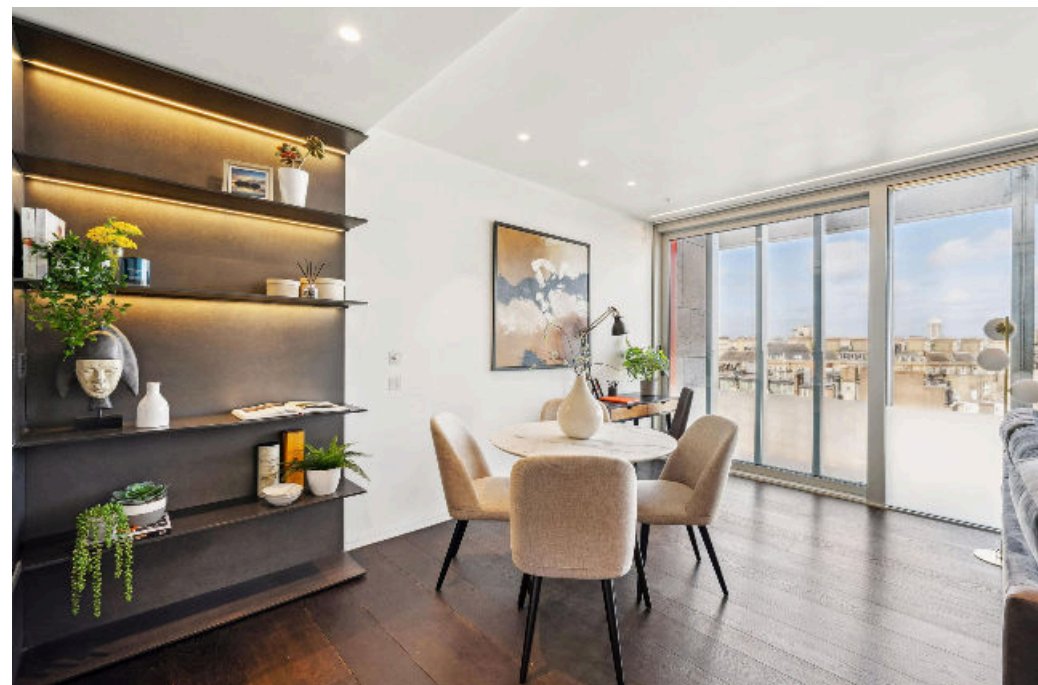
The Nova Building, Victoria **SWIW**

---

# The Nova Building, Victoria **SW1W**

A two bedroom modern apartment for sale in The Nova Building, SW1W.

This stylish property is located in the Nova Building on the eighth floor (with lift), a modern development with a range of amenities. The Nova Building has been finished to the highest standards.



**Guide price:** £1,850,000

**Tenure:** Leasehold: approximately 986 years remaining

**Service charge:** £13,200 per annum, reviewed every year, next review due 2025

**Ground rent:** £800 per annum. Enquire with the agent for review periods.

**Local authority:** City of Westminster

**Council tax band:** G

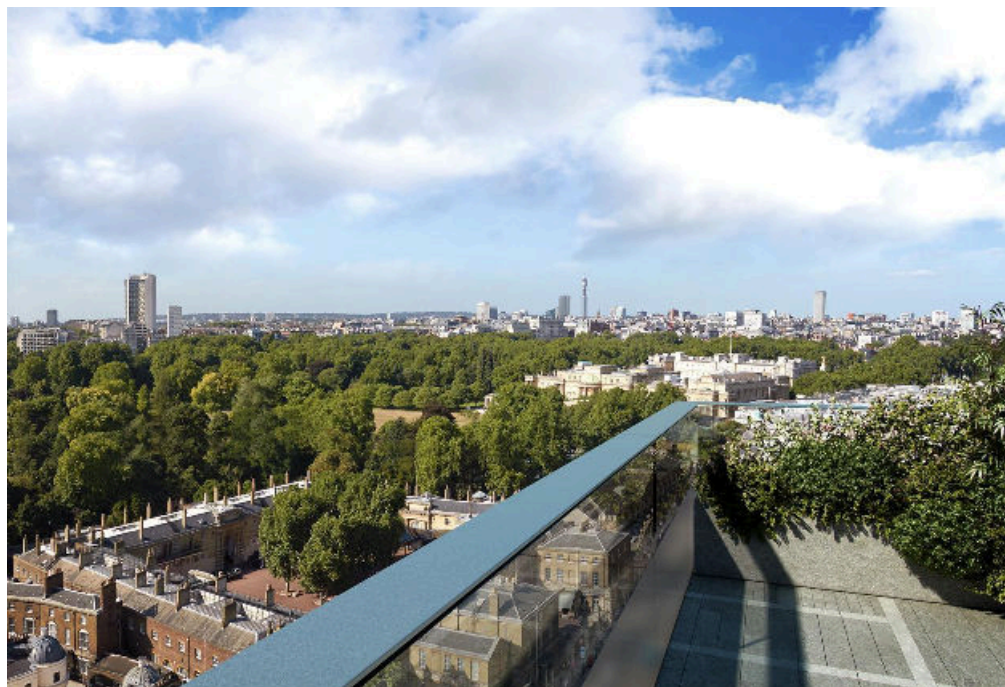
Accommodation comprises a principal bedroom with en suite bathroom, second bedroom, second bathroom, and reception room with open plan kitchen. The development has a 24-hour concierge, and for extra security a secure lift accessed by fob to the specific floor. The residents of Nova benefit from a residents' cinema, a residence lounge/ business suite, a gym and a communal roof garden. The flat has secure underground parking for one car.

## Location

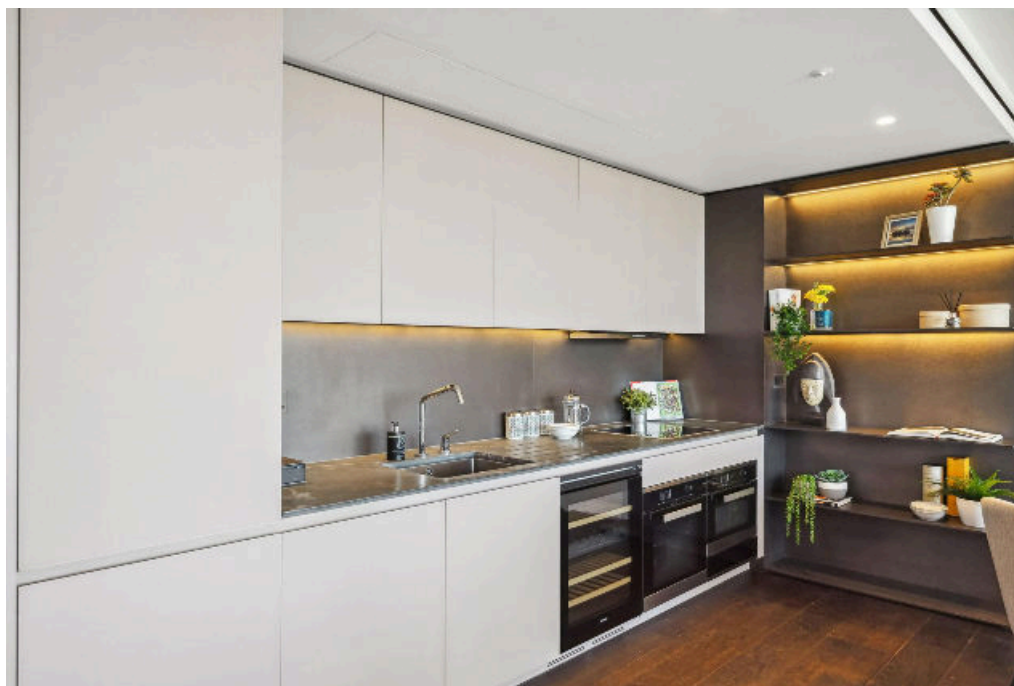
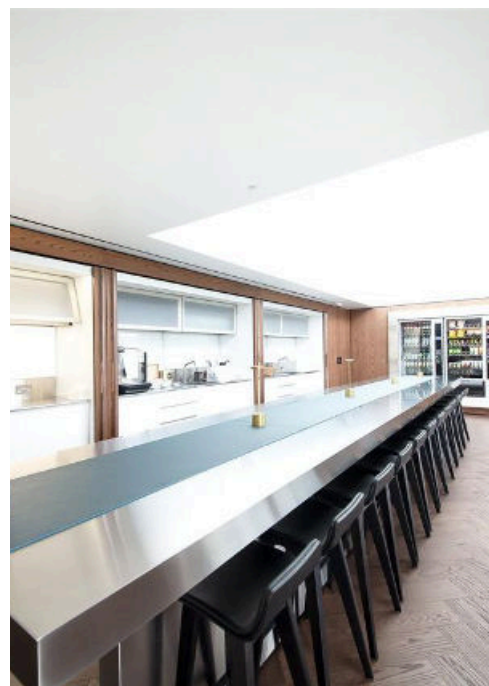
The Nova Building is situated in the heart of Victoria and offers terrific opportunities for fine dining, delicatessen and specialist food shops. A wealth of cultural attractions are nearby, including Tate Britain, Westminster Abbey and the Houses of Parliament.

London's treasured Royal Parks, where you can skate, ride, run or relax and take in the historic landscape, are also just a short distance away. The building is also ideally located for commuters travelling to the capital's business and finance districts or Gatwick airport.





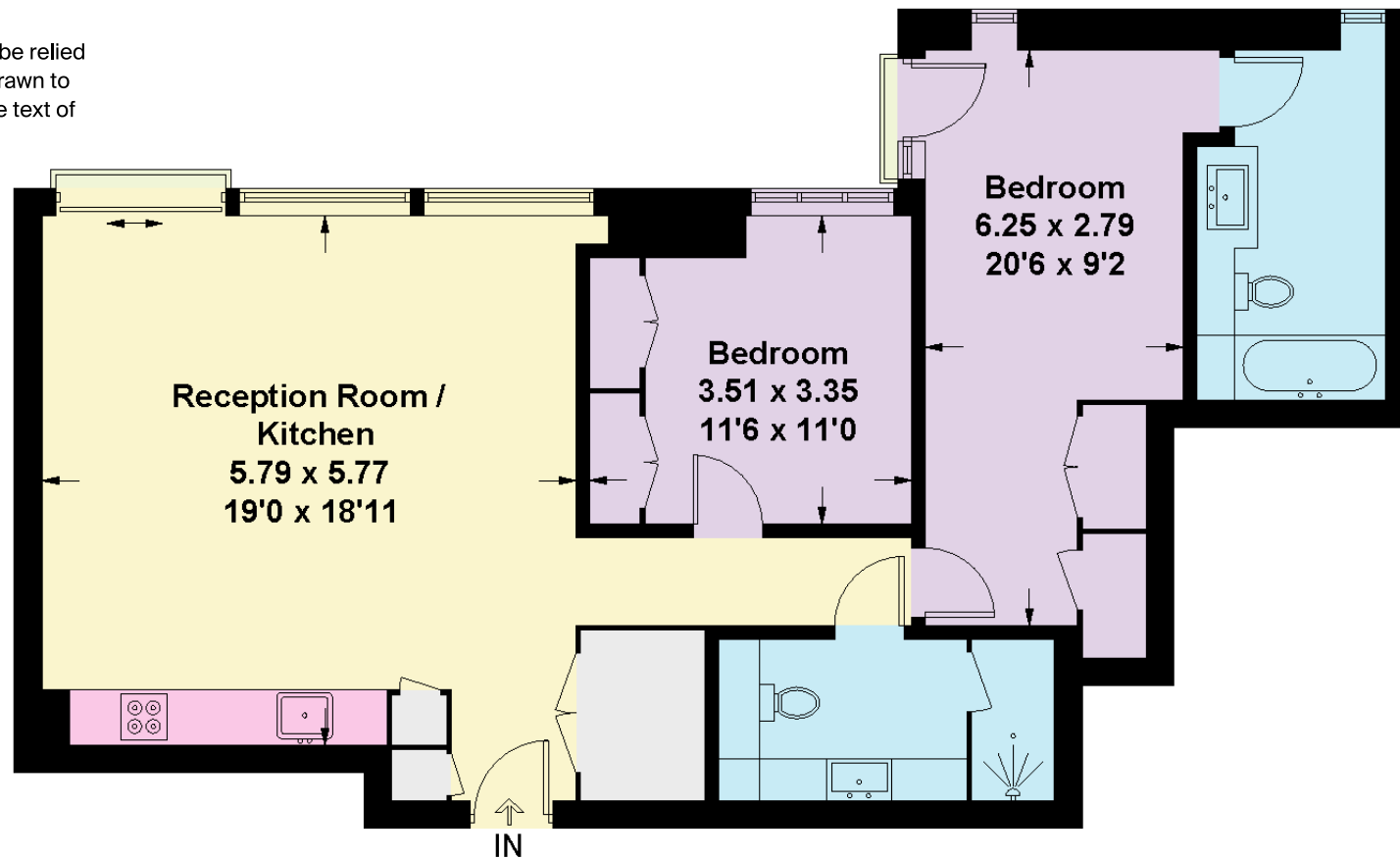
A flat in the heart of Victoria



# The Nova Building, SW1W

**Approximate Gross Internal Floor Area**  
**87.4 sq m / 941 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Knight Frank**  
**Belgravia & Westminster**  
**Sales**  
47 Lower Belgrave Street  
London SW1W 0LS  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

**Chris Mulry**  
+44 20 7881 7727  
[chris.mulry@knightfrank.com](mailto:chris.mulry@knightfrank.com)

**Oliver Dawson**  
020 7881 7729  
[oliver.dawson@knightfrank.com](mailto:oliver.dawson@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated August 2024.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.