



1 Palace Place, Victoria **SW1E**



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A two bedroom apartment on the fourth floor of a boutique development in a prime location!

This wonderful apartment offers a modern and bright open-plan kitchen and reception area, a Principal double bedroom with en-suite bathroom, a second bedroom/study room, and a shower room. The property benefits from a 24 hour concierge, lift, air conditioning and underfloor heating.

The property is ideally located moments away from London's famous Royal Parks Green Park (0.3 miles) and St James's Park (0.3 miles), all distances are approximate.



Guide price: £1,300,000

Tenure: Leasehold: approximately 986 years remaining

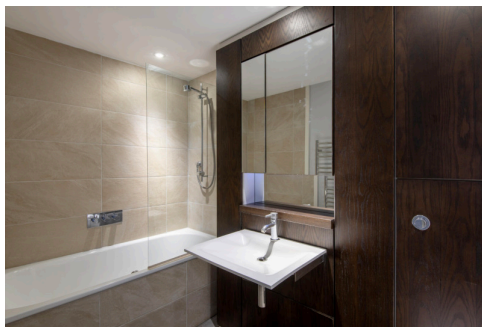
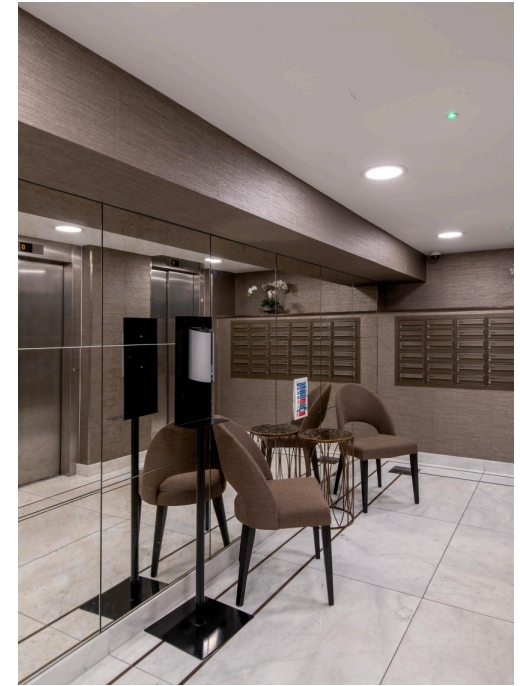
Service charge: £8,952.03 per annum, reviewed every year, next review due 2023

Ground rent: £1250 per annum, we are unable to confirm the date of the next review

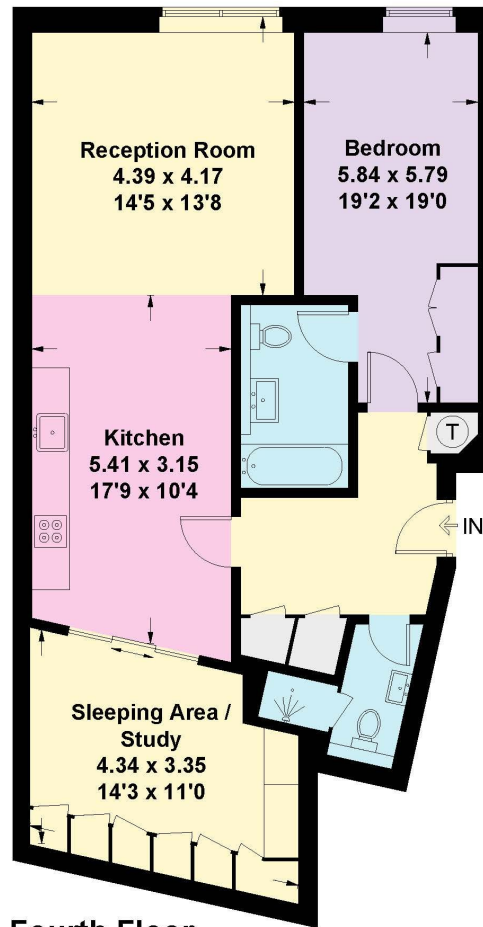
Local authority: City of Westminster

Council tax band: F





The property has a modern finish throughout and an abundance of storage space including a large walk-in wardrobe.



Fourth Floor

Approximate Gross Internal Floor Area
84.80 sq m / 913 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.

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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 2023. Photographs and videos dated September 2023.

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