



The Nova Building, Victoria **SWIW**

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# The Nova Building, Victoria **SW1W**

The property is currently rented with the tenancy commenced on 14th July 2023 and ends 13th July 2026 with a monthly rent of £5,850.00. This stylish three-bedroom property is located in the Nova Building, a modern development constructed in 2017. The Nova Building has been finished to the highest standards. There is a balcony overlooking the rooftops of Buckingham Palace Road. The development has a 24-hour concierge, and for extra security, secure fob lift access 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 and a bicycle store on a first-come, first-serve basis.



**Guide price:** £2,200,000

**Tenure:** Leasehold: approximately 987 years remaining

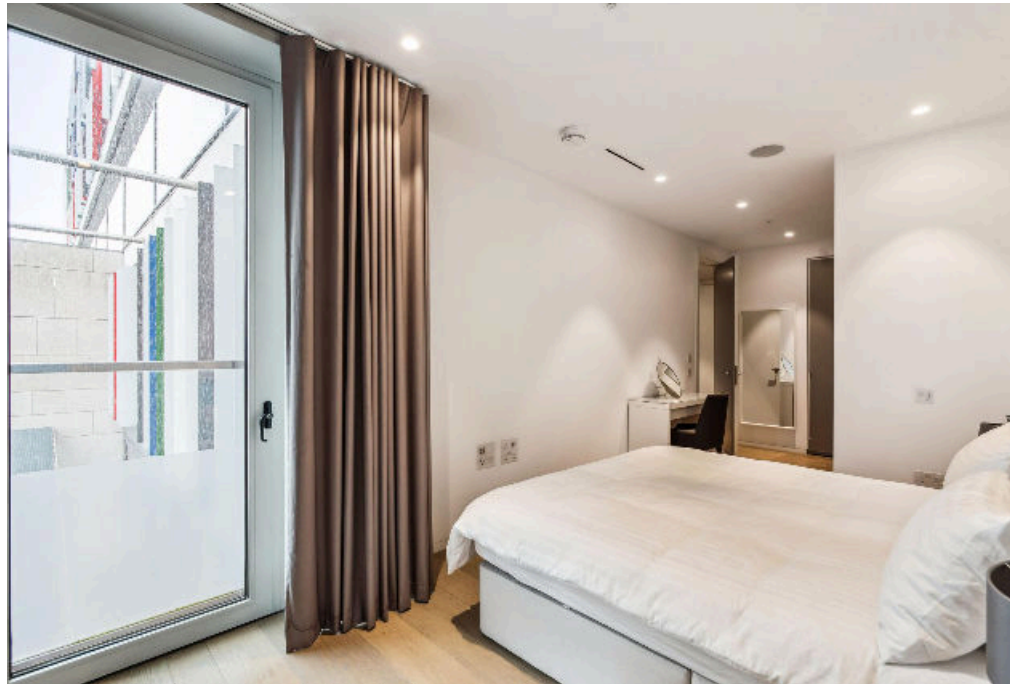
**Service charge:** £15,086 per annum, reviewed every year, next review due 2024

**Ground rent:** £1,000 per annum, reviewed every year

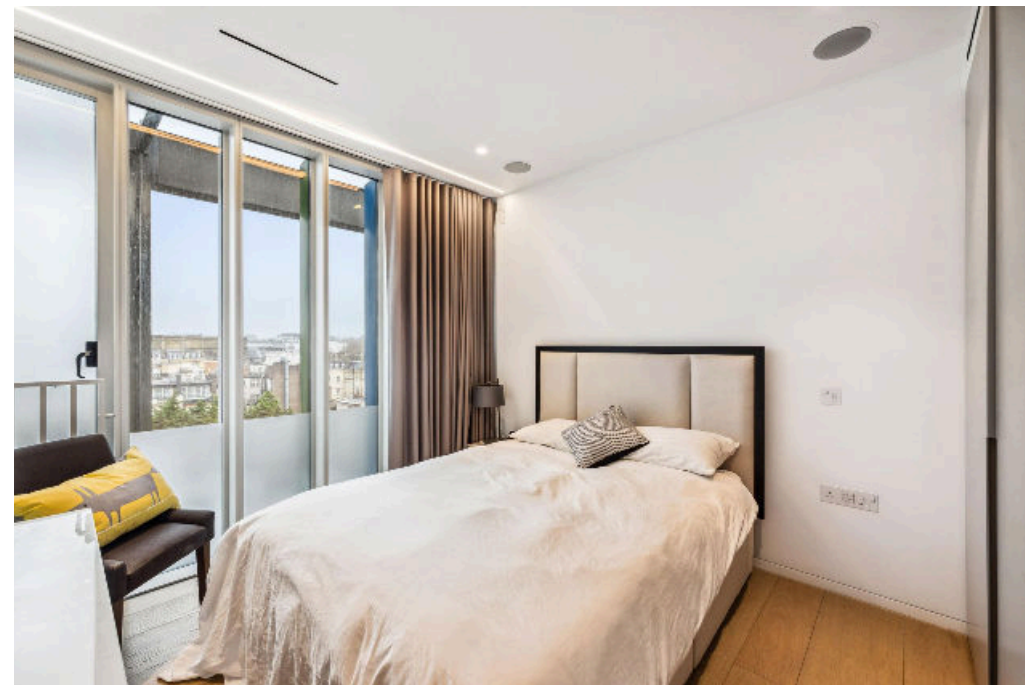
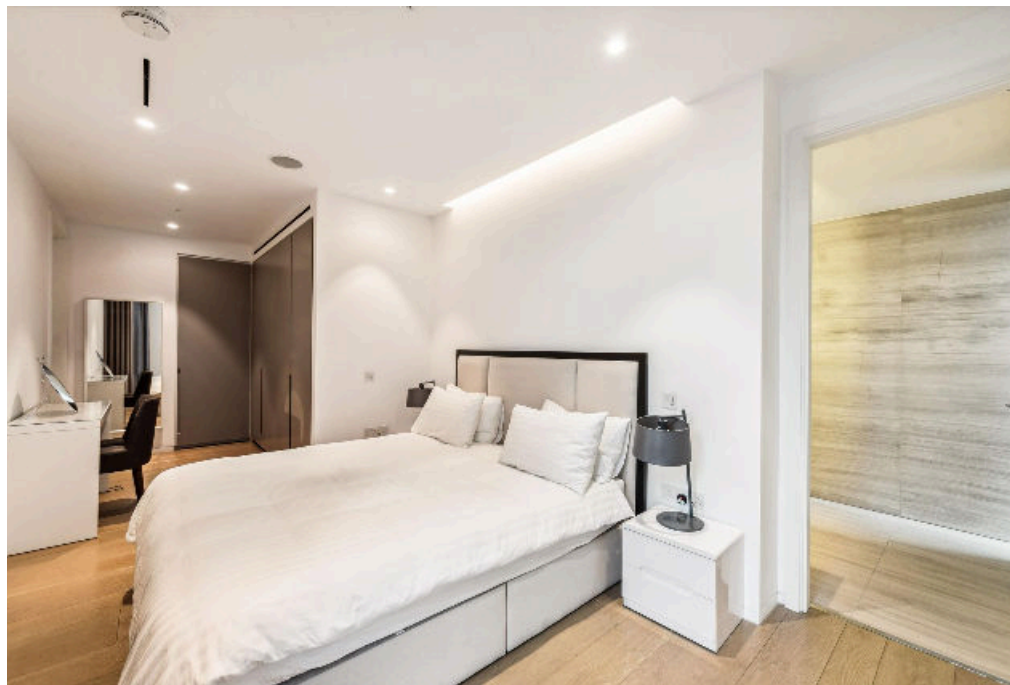
**Local authority:** City of Westminster

**Council tax band:** G



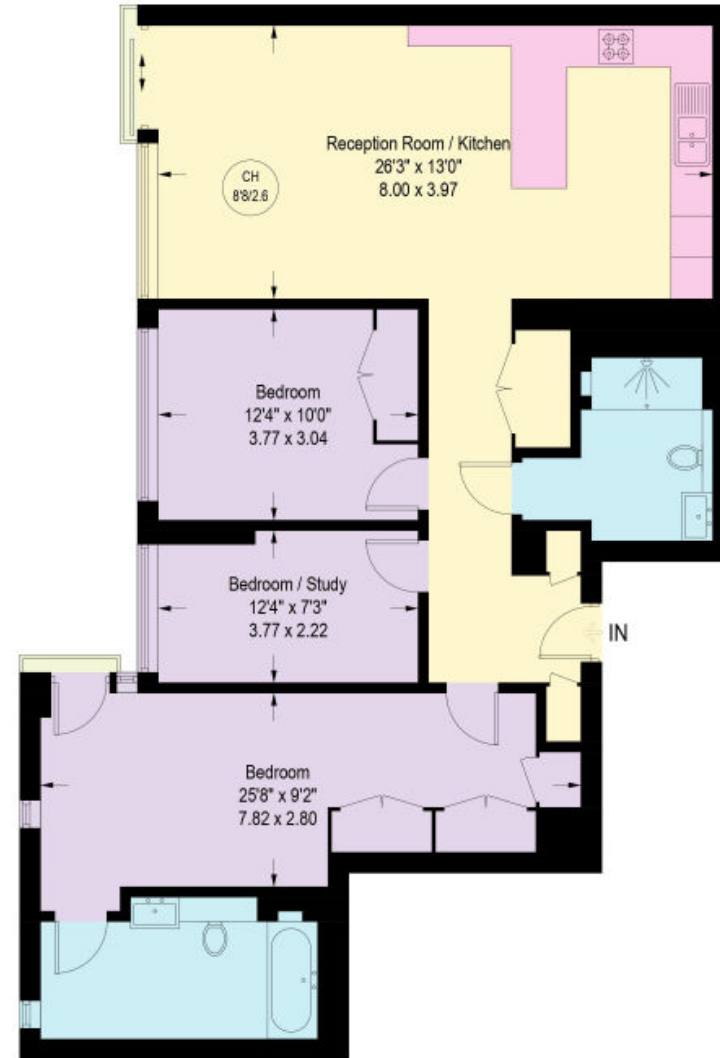


Accommodation comprises a reception room with an open plan kitchen, a principal bedroom with an en suite bathroom, a second double bedroom, a third bedroom/ study, and a family bathroom.



## Approximate Gross Internal Floor Area 102.6 sq m / 1104 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.

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