



Kings Gate Walk, Westminster  
SW1E

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# Kings Gate Walk, Westminster SW1E

A modern one bedroom apartment for sale in Westminster SW1.

The flat is on the fifth floor of a well-run and maintained building on Victoria Street, close to Westminster Palace, Green Park and St James's Park. The accommodation, which covers approximately 678 sq ft (63 sq m), comprises an open-plan reception room and kitchen, and a principal bedroom with built-in wardrobes and a shower room. The flat is in excellent condition throughout and has views towards Buckingham Palace. The property benefits from a lift and excellent security with a 24-hour concierge.



**Guide price:** £995,000

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

**Service charge:** £7,318.06 per annum, reviewed every year, next review due in 2024

**Ground rent:** £600 per annum fixed for the length of the lease

**Local authority:** City of Westminster

**Council tax band:** F





## Location

Located on Victoria Street, Kings Gate is surrounded by local amenities. Victoria mainline and underground station is 0.3 miles away, St James's Park is 0.2 miles away, and Westminster underground is 0.7 miles away. (All distances are approximate).

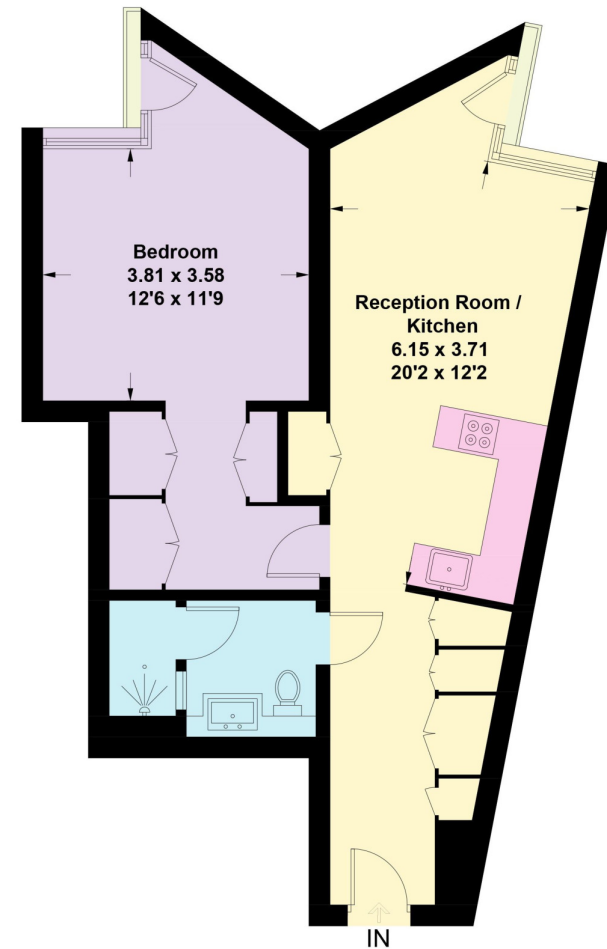
## Additional Information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building.



## Approximate Gross Internal Floor Area 63 sq m / 678 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.



### Fifth Floor

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. (ID624627)

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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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Particulars dated September 2023. Photographs and videos dated January 2023.

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