

# The Nova Building, Victoria **SWIW**

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# The Nova Building, Victoria **SW1W**

A two bedroom apartment for sale with underground parking in The Nova Building, Victoria, SW1.

This incredible two bedroom property located on the seventh floor (with lift) in the Nova development was completed in 2017. This development is well known and popular for its concierge, security prime location and residence facilities. The residents have access to a cinema, gym, business meeting room, on the ninth floor a residence sky lounge and a communal roof garden with views overlooking central London and Buckingham Palace, the flat has lift access directly to the secure underground car park where this flat has the right to park one car.



**Guide price:** £2,200,000

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

**Service charge:** £13,505 per annum, reviewed every year, next review due 2024

**Ground rent:** £800 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

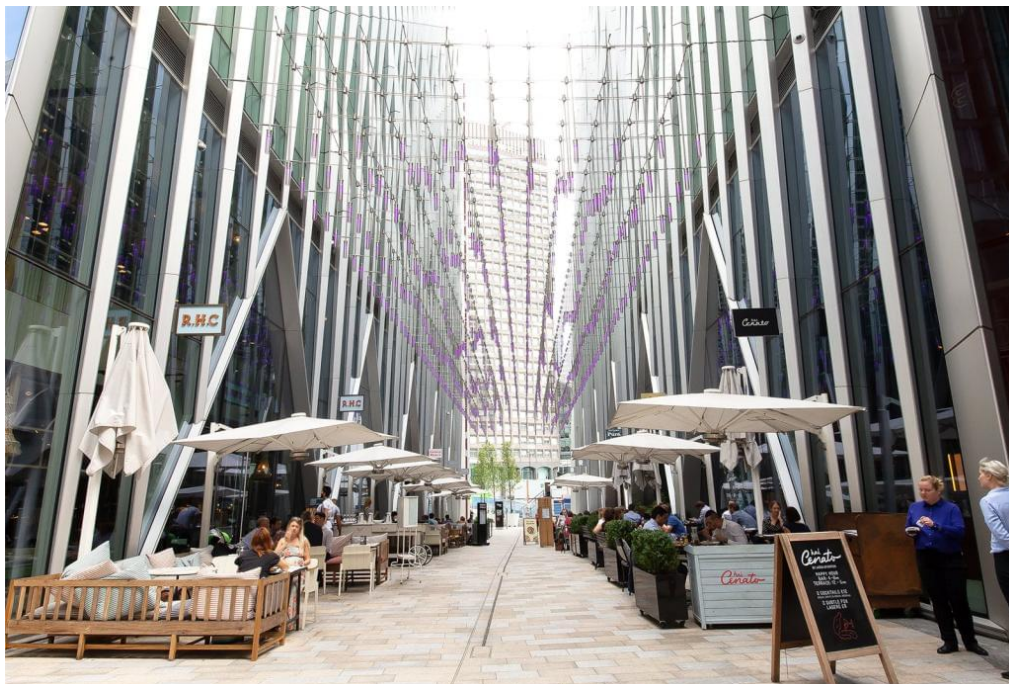
**Council tax band:** G





## The Property

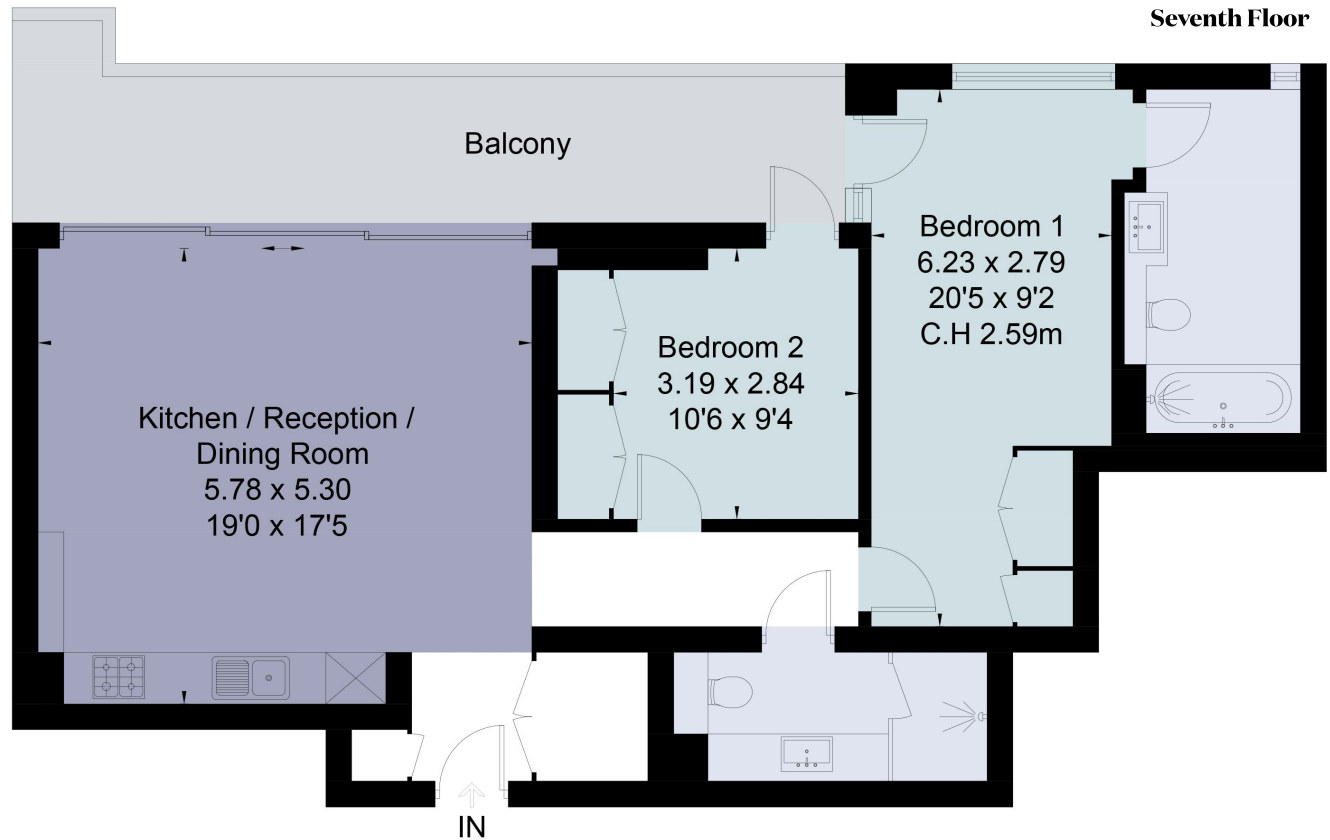
Welcome to this stunning seventh-floor apartment, offering a spacious and modern living space of approximately 85.3 square meters (948 square feet). The heart of the home is the expansive open-plan kitchen, reception, and dining room, measuring 5.78m x 5.30m (19'0" x 17'5"). The Principal bedroom is generously sized at and provides a tranquil retreat with ample natural light. The second bedroom, is perfect for guests, a home office, or a child's room. The apartment includes a modern bathroom with contemporary fixtures, ensuring a luxurious feel. Unwind on the spacious balcony, which offers lovely views towards Belgravia and Buckingham Place Gardens. With a ceiling height of 2.59 meters, the apartment feels open and airy.



# The Nova Building, SW1W

**Approximate Gross Internal Floor Area**  
**85.3 sq m / 948 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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