

The View, Palace Street, London SW1E



The View, Westminster SW1E

A bright and spacious three bedroom duplex apartment with large balcony located in this highly regarded modern building in central Westminster.

The property consists of spacious open plan reception/kitchen, principal bedroom with built in storage and en-suite bathroom both with direct access to the first floor balcony. On the ground floor there is a second double bedroom with built in storage, a further third double bedroom also with built in storage and separate family bathroom.



Guide price: £1,395,000

Tenure: Leasehold: approximately 987 years remaining

Service charge: £8,000 per annum, reviewed every year, next review due 2025. Includes heating and hot water

Ground rent: £200 per annum, reviewed every 25 years, next review due 2030

Local authority: City of Westminster

Council tax band: G



Location

Palace Street is located moments away from Buckingham Palace and the amenities of Westminster, Victoria and Belgravia. Cardinal Place and the new Nova Building are home to a host of acclaimed restaurants, bars and cafes.

We have been informed that some elements of the building are constructed using techniques or materials that do not comply with current government guidance. We have received documents advising that this building has been assessed by a competent person, who has determined that works need to be carried out to the external wall of the building. Further information on the action being taken to mitigate the risk will be provided.

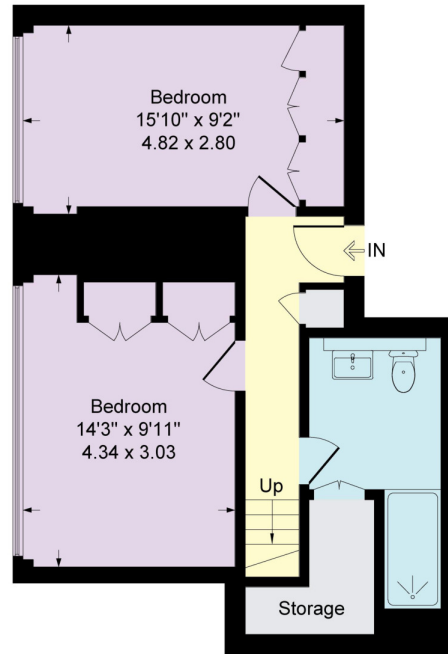


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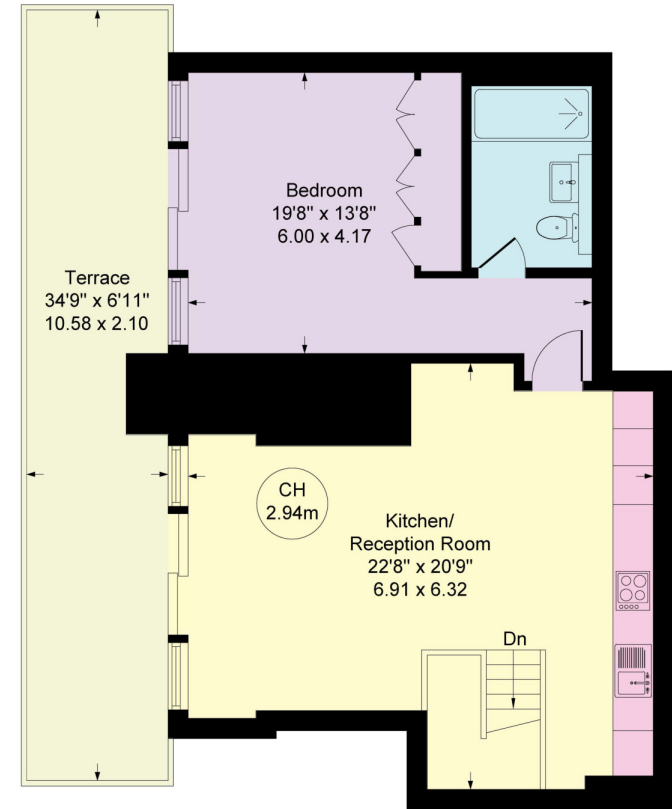
**Approximate Gross Internal Floor Area
111.13 sq m / 1,197 sq ft**

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.

CH = Ceiling Height



**Ground Floor
Approximate Floor Area
495 sq. ft
(45.95 sq. m)**



**First Floor
Approximate Floor Area
702 sq. ft
(65.18 sq. m)**

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Belgravia Sales
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We would be delighted to tell you more

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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 April 2024. Photographs and videos dated April 2024.

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