



VICTORIA STREET

Westminster SW1H





## STYLISH LIVING WITH CONCIERGE, GYM AND COMMUNAL ROOF GARDEN

A beautifully presented contemporary one-bedroom apartment situated on the second floor in the heart of Westminster.

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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold Approximately 986 years remaining on the lease

Ground rent: £500 per annum. Please enquire for next review date and review period.

Service charge: £6340.82 per annum, reviewed annually. Please enquire for the next review date.

**Guide Price: £600,000**

Residents of 55 Victoria Street in Westminster enjoy the benefit of a porter, on-site gym and a stunning communal roof garden. The property features an open-plan kitchen/reception room, double bedroom, modern bathroom and a private balcony. Approximately 459 sq ft.

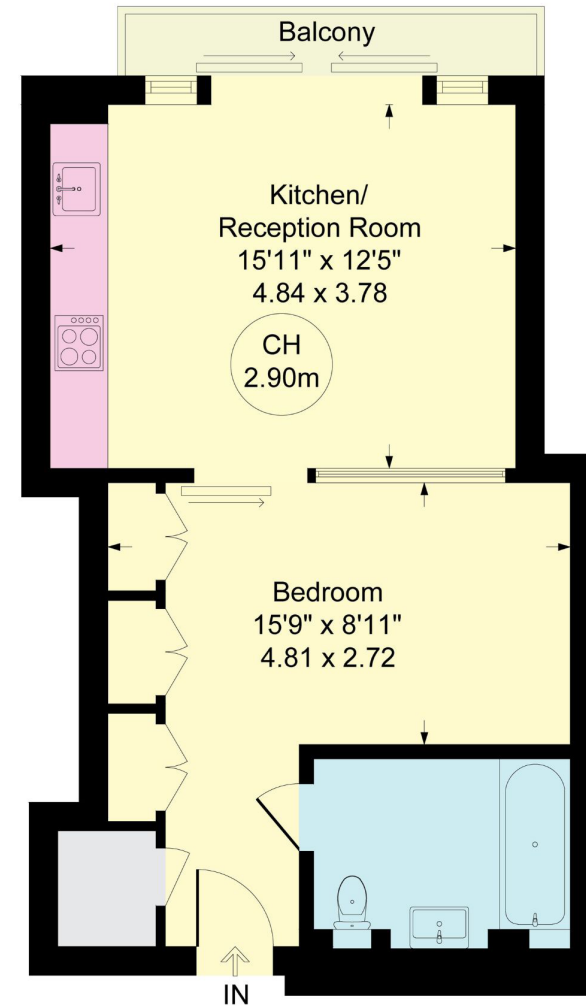
The property is excellently located within half of a mile of St James's Park and all the amenities of Westminster and Victoria. This includes a number of restaurants, shops and some of London's most famous landmarks. For transport, St James's Park Tube Station, for the District and Circle lines and Westminster Tube Station for the Jubilee, District and Circle lines are both within half a mile of the property. Also within a mile of the property is Victoria Station, for the Over ground, Victoria, District and Circle lines. All distances quoted are approximate.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice





CH = Ceiling Height



## Second Floor

Victoria Street SW1H

Approximate Gross Internal Area = 42.67 sq m / 459 sq ft

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. (ID767266)

We would be delighted  
to tell you more.

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