

# Lesley Court, Strutton Ground, London SW1P

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# Lesley Court, London **SW1P**

A wonderful opportunity to put your own stamp on this spacious two-bedroom apartment in a bustling area. There are excellent transport facilities with St James's Park, Westminster, Victoria and Pimlico tube and trains all within easy reach. Also, an abundance of shops and restaurants on nearby Victoria Street.



**Guide price:** £675,000

**Tenure:** Leasehold: approximately 120 years remaining

**Service charge:** £3,618 per annum, reviewed every year, next review due 2025

**Ground rent:** £130.93 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** E





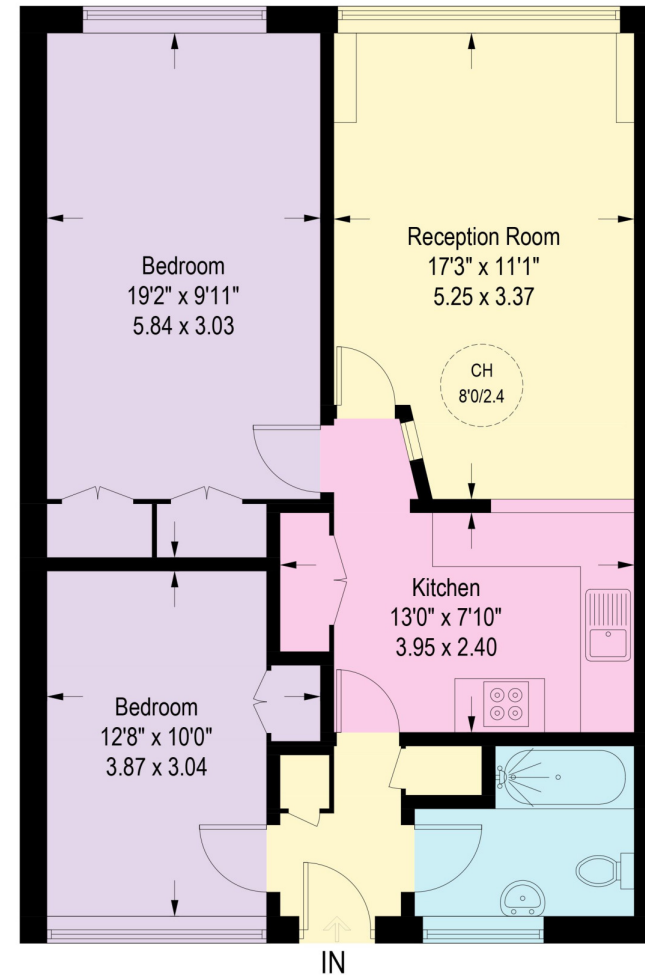
Nearby transport links include St. James's Park underground station (Circle and District lines) 0.1 miles, Victoria station (Circle, District, Victoria and Overground) 0.5 miles (All times and distances are approximate).



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**Approximate Gross Internal Floor Area**  
**64.6 sq m / 695 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.



**Second floor**

**Knight Frank**

**Belgravia Sales**

47 Lower Belgrave Street

SW1W 0LS

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I 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 March 2024.

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