



# Kings Gate Walk, Belgravia, SW1E

Asking Price: £975,000

 Benham  
& Reeves

# Kings Gate Walk, Belgravia, SW1E

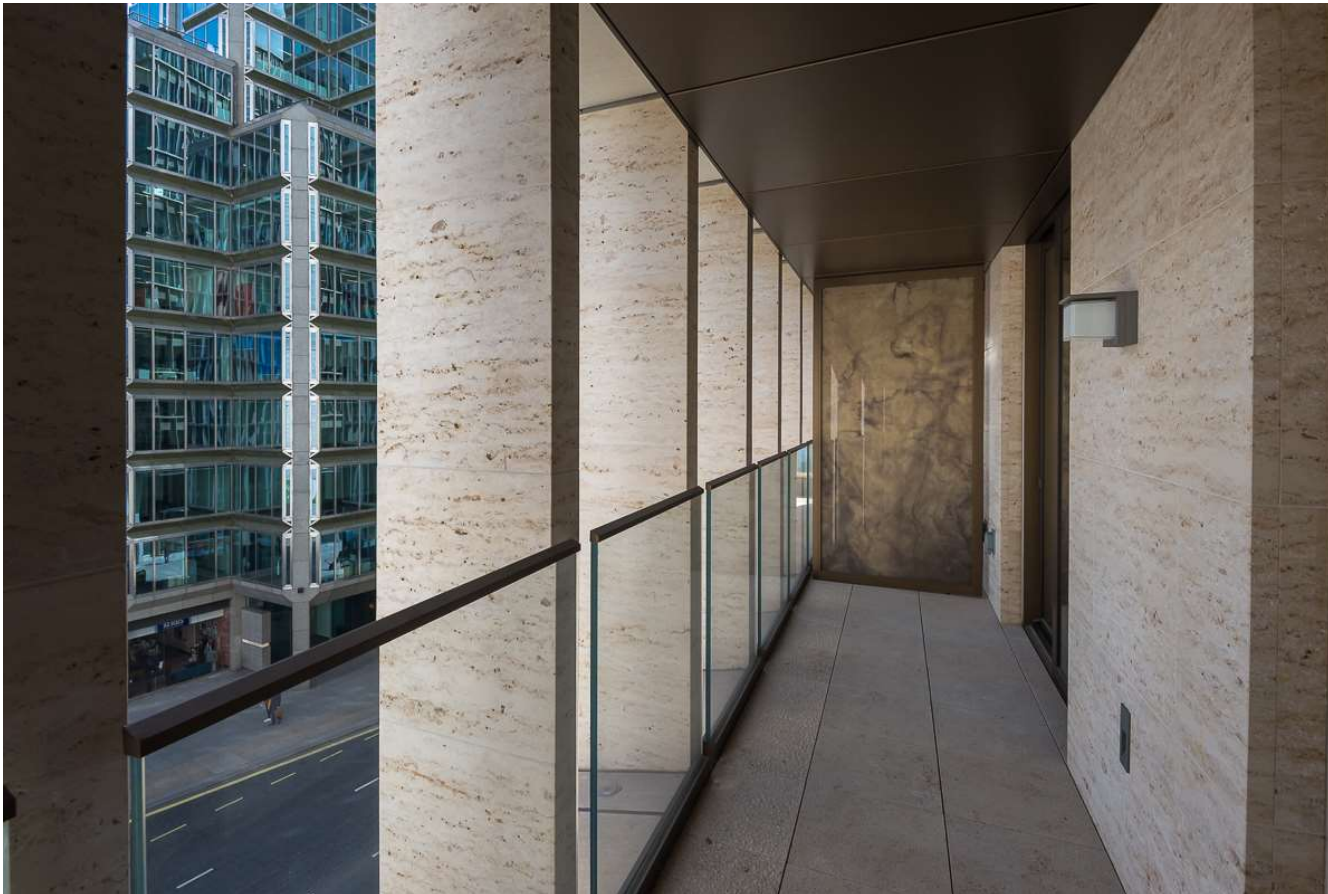
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one bedroom apartment with parking is available for sale in Westminster. Situated on the third floor of a well-managed building on Victoria Street, this property boasts a fabulous location in close proximity to Westminster Palace, Green Park, and St James's Park. The accommodation spans approximately 540 square feet and includes an open-plan kitchen and reception room with access to a private balcony. The bedroom features a built-in wardrobe and also offers balcony access. Additionally, there is a family bathroom and extra storage space in the hallway.

Residents benefit from lift access and excellent security provided by a 24-hour concierge service.

The location on Victoria Street places Kings Gate amidst local amenities and offers superb transport links. Victoria main line and underground station is just 0.3 miles away, while St James's Park is a mere 0.2 miles away, and Westminster underground station is approximately 0.7 miles away. (All distances and times are approximate.)





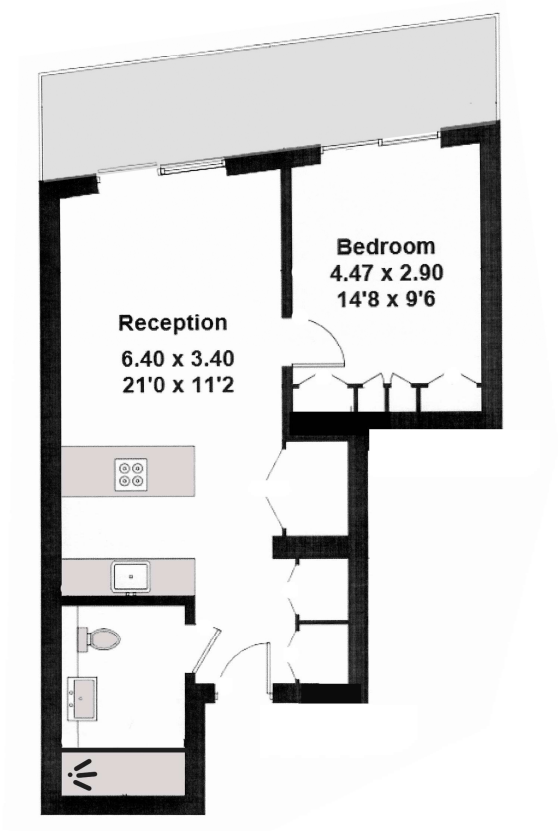
## Property Features:


- Parking Included
- One Bedroom
- One Bathroom
- Private Balcony
- 540 Square Feet (Approx.)
- 3rd Floor
- 24-Hour Concierge and Lift Access
- St James's Park Station (0.2miles)  
Westminster Station (0.4 miles) Pimlico  
Station (0.6 miles)



3rdFloor

Approx gross internal area: 540sq/ft - 50sq/m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£975,000
Tenure:	Leasehold Expires 27/08/3011 Approximately 987 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2024
Service Charge:	£6,376.00 (per annum) for the year 2024 plus £932.00 reserve fund (approx.)
Anticipated Rent:	£3,424.00 pcm Approx. 4.2% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: BEA210068

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