



# Kings Gate Walk, Belgravia, SW1E

Asking Price: £880,000

 Benham  
& Reeves

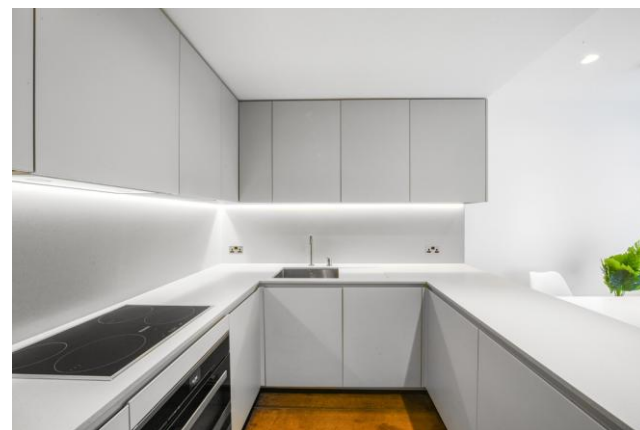
# Kings Gate Walk, Belgravia, SW1E

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern one bedroom apartment with parking is available for sale in Westminster. Situated on the first floor of a well-managed building on Victoria Street, this property boasts a fabulous location close to Westminster Palace, Green Park, and St James's Park. The accommodation spans approximately 571 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 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 are approximate.)

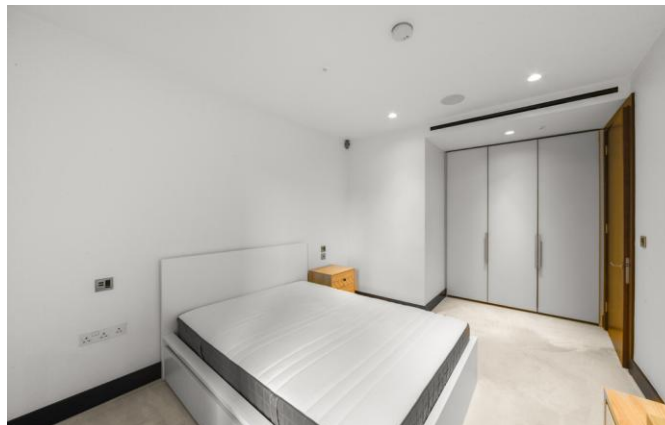




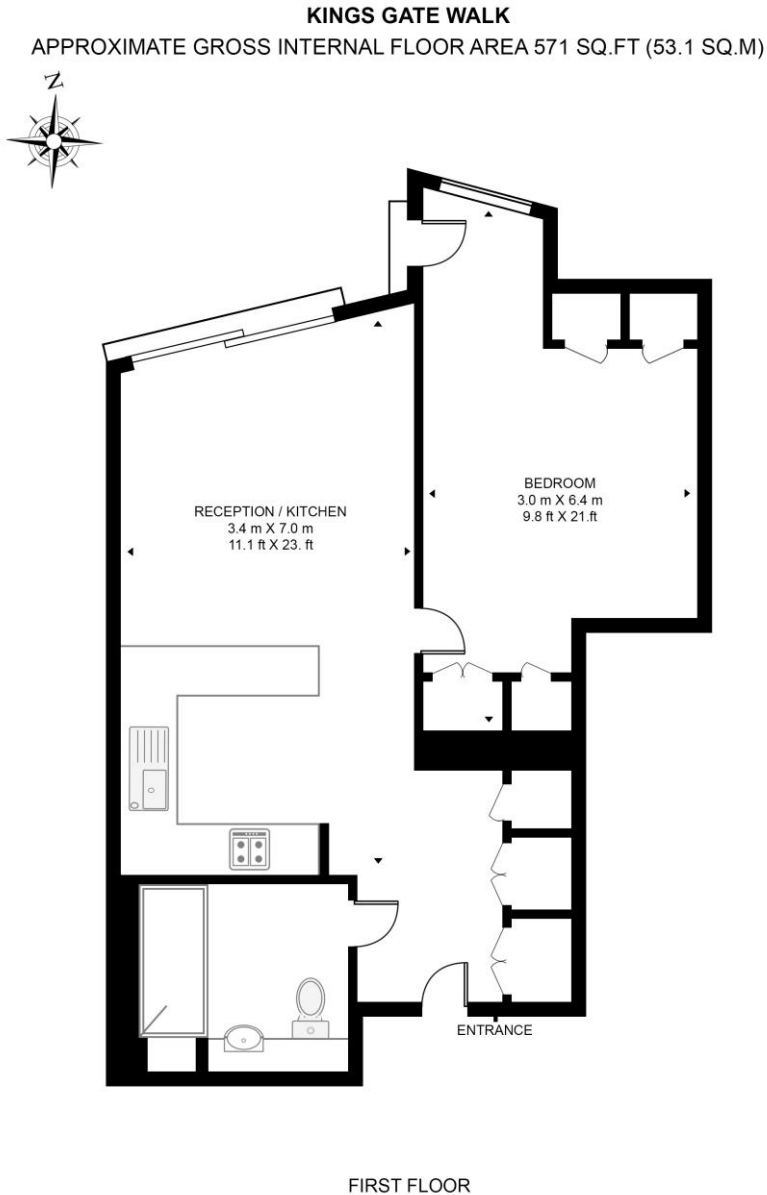



## Property Features:

- One Bedroom
- One Bathroom
- Private Balcony
- 571 sq. ft.
- 1st Floor
- 24-Hour Concierge and Lift Access
- St James's Park Station (0.2miles)
- Westminster Station (0.4 miles)
- Pimlico Station (0.6 miles)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Terms & Conditions:

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

Asking Price:	£880,000
Tenure:	Leasehold Expires 27/08/3011 Approximately 986 Years Remaining
Ground Rent:	£600.00 (per annum) for the year 2025
Service Charge:	£7,126.00 (per annum) for the year 2025
Anticipated Rent:	£3,600.00 pcm Approx. 4.9 % Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250093

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