



Buckingham Gate, Westminster, SW1E

Asking Price: £4,000,000

Benham
& Reeves

Buckingham Gate, Westminster, SW1E

 3 Bedroom (s)  3 Bathroom (s)  Leasehold

A breathtaking penthouse apartment, situated next to Buckingham Palace and boasting magnificent views overlooking St James's Park and Birdcage Walk. This exceptional residence spans the entire top two floors (7th and 8th) with elevator access, high ceilings, air conditioning, a day porter, an expansive terrace and an additional balcony.

Buckingham Gate's prime central location places it at the heart of the capital. St James's Park station, just a five-minute walk away, provides convenient access to the extensive tube network and offers direct connections to Victoria station and the Gatwick Express.

Situated just 200 meters from Buckingham Palace, within the Birdcage Walk Conservation Area, this location offers unparalleled proximity to both Green Park and St James's Park. St James's Park Underground station is a mere 0.2 miles away, while Victoria Underground and mainline station are just 0.4 miles away (distances and times are approximate).





Property Features:

- Penthouse
- Three Bedrooms
- Three Bathrooms
- Guest WC
- 7th & 8th Floor
- 1,924 Square Feet (approximately)
- Day Porter
- St. James's Park Station (0.2 miles)
- Victoria Station (0.3 miles)
- Hyde Park Corner (0.6 miles)

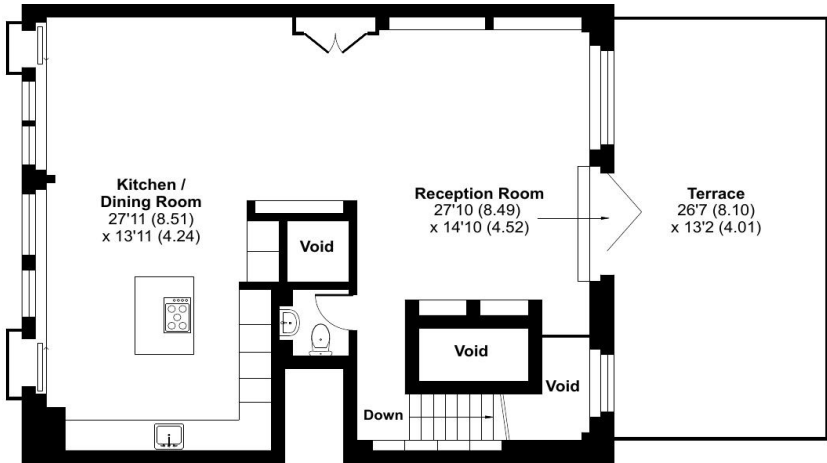


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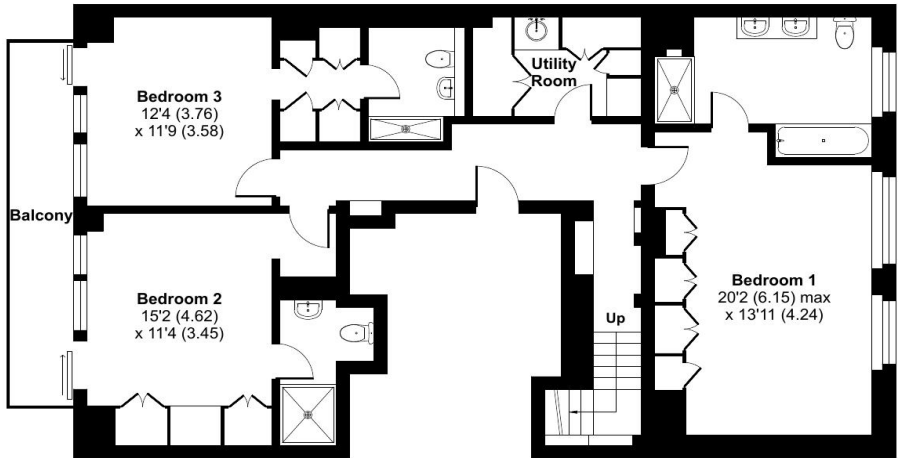


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Approximate Area = 1924 sq ft / 178.7 sq m
For identification only - Not to scale



EIGHTH FLOOR



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(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	



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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:	£4,000,000
Tenure:	Leasehold Expires 25/11/3014 Approximately 989 Years Remaining
Ground Rent:	£3,000.00 (per annum) for the year 2025
Service Charge:	£20,854 (per annum) for the year 2025
Anticipated Rent:	£10,000.00 pcm Approx. 3.2 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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