



**Victoria Street, Westminster, SW1H**

Asking Price: £645,000

 Benham  
& Reeves



# Victoria Street, Westminster, SW1H

 Studio

 1 Bathroom (s)

 Leasehold

A larger than average, well-presented studio apartment located on the first floor of the desirable 55 Victoria Street development. The accommodation spans an impressive 448 square feet (approx.) and comprises an open plan reception room with floor-to-ceiling windows that lead to a small balcony and a smart and fully fitted kitchen with integrated Siemens appliances. The separate double bedroom area has fitted wardrobes. The shower room features a modern design, and a utility cupboard houses a washer/dryer.

Residents of 55 Victoria Street enjoy a stunning entrance lobby with a 24-hour concierge, communal gardens, and a fully equipped gymnasium. This fantastic development is surrounded by a wealth of local amenities, including high-end retail, local supermarkets, restaurants, bars, entertainment establishments, and landmarks, perfectly positioned to enjoy the prime areas of London on foot and through a number of extremely convenient transport links.

Victoria Street is well situated to the transport links of St James's Park station (0.2miles), Westminster Station (0.4 miles), Victoria Station (0.5 miles), and Pimlico Station (0.6 miles).





## Property Features:

- Studio
- One Bathroom
- First Floor
- 448 Square Feet (Approx.)
- Underfloor Heating and Cooling System
- 24-Hour Concierge
- Residents Gym
- Communal Gardens & Roof Terrace
- St James's Park Station (0.2miles), Westminster Station (0.4 miles), Pimlico Station (0.6 miles)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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:	£645,000
Tenure:	Leasehold Expires 27/05/3012 Approximately 986 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2025
Service Charge:	£5,422.00 (per annum) for the year 2025
Anticipated Rent:	£2,500.00 pcm Approx. 4.7% Yield

## Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250094

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W: [www.benhams.com](http://www.benhams.com)

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