



Victoria Street, Westminster, SW1H

Asking Price: £600,000



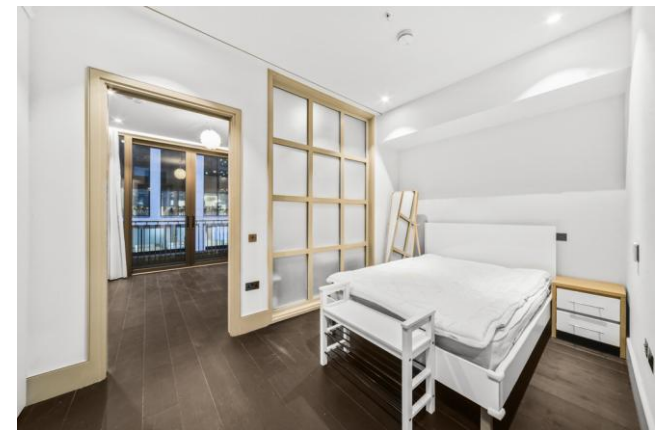
Victoria Street, Westminster, SW1H

 Studio  1 Bathroom (s)  Leasehold

A larger-than-average, well-presented studio apartment located on the second floor of the desirable 55 Victoria Street development. The accommodation spans an impressive 425 square feet (approx.). It comprises an open-plan reception room with floor-to-ceiling windows that lead to a small balcony and a smart, fully fitted kitchen with integrated Siemens appliances. The separate double bedroom area has fitted wardrobes. There is a modern shower room and a utility cupboard housing a washer/dryer.

Residents of 55 Victoria Street benefit from 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 such as high-end retail, local supermarkets, restaurants, bars, entertainment establishments and landmarks perfectly positioned to enjoy the prime areas of London on foot and through several extremely convenient transport links.

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



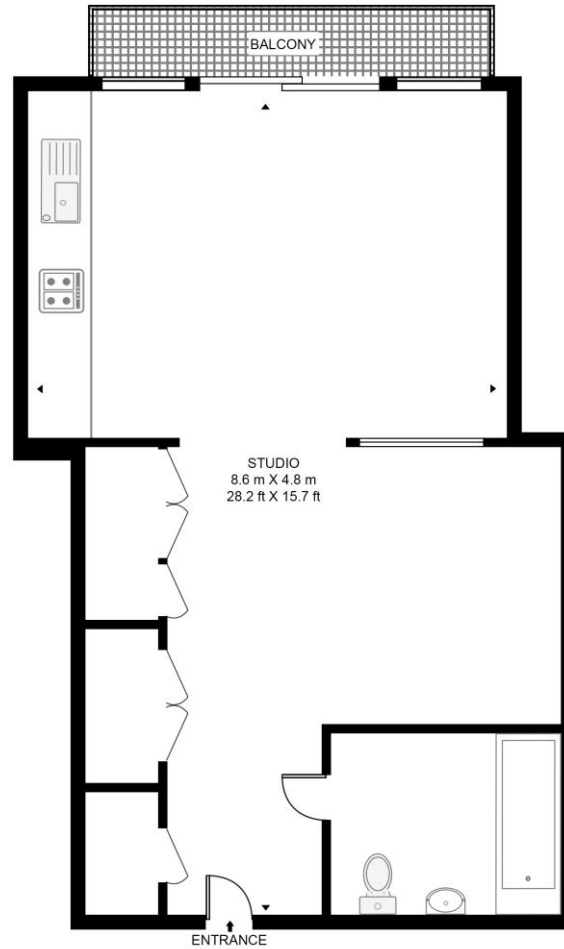


Property Features:

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



VICTORIA STREET, SW1
 APPROXIMATE GROSS INTERNAL FLOOR AREA 444 SQ.FT (41.3 SQ.M)



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

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

Asking Price:	£600,000
Tenure:	Leasehold Expires 27/05/3012 Approximately 986 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2026
Service Charge:	£6,340.82 (per annum) To March 2026
Anticipated Rent:	£4,000.00 pcm Approx. 8.0% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250252

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

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