



BEAUTIFUL APARTMENT OF OVER 600 SQ FT

VICTORIA STREET, ST JAMES'S PARK, WESTMINSTER, LONDON, SW1H 0EU

Furnished, £625 pw (£2,708.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 11/03/2019



£625 pw (£2,708.33 pcm) Furnished

• Double bedroom with decent built in storage • Luxurious designer bathroom • Large reception and open plan kitchen • Stunning contemporary design • 24/7 concierge • Resident's gym and beautiful roof terrace • 635 sq ft, 59 sq m (approx) • Fully furnished • St. James Park station approx 0.1 miles • EPC Rating = B • Council Tax = E

Description

This is a truly incredible modern apartment which has been completed to an exacting standard throughout. The contemporary design style bucks the bland trend of many new apartments and instead is an exciting blend of colours and features. The apartment also benefits from under-floor heating and comfort cooling.

The apartment is situated on the 1st floor of this 'Manhattan loft style' development, and comprises: bedroom area, bathroom, open plan reception/kitchen and access to the residents gym and roof terrace.

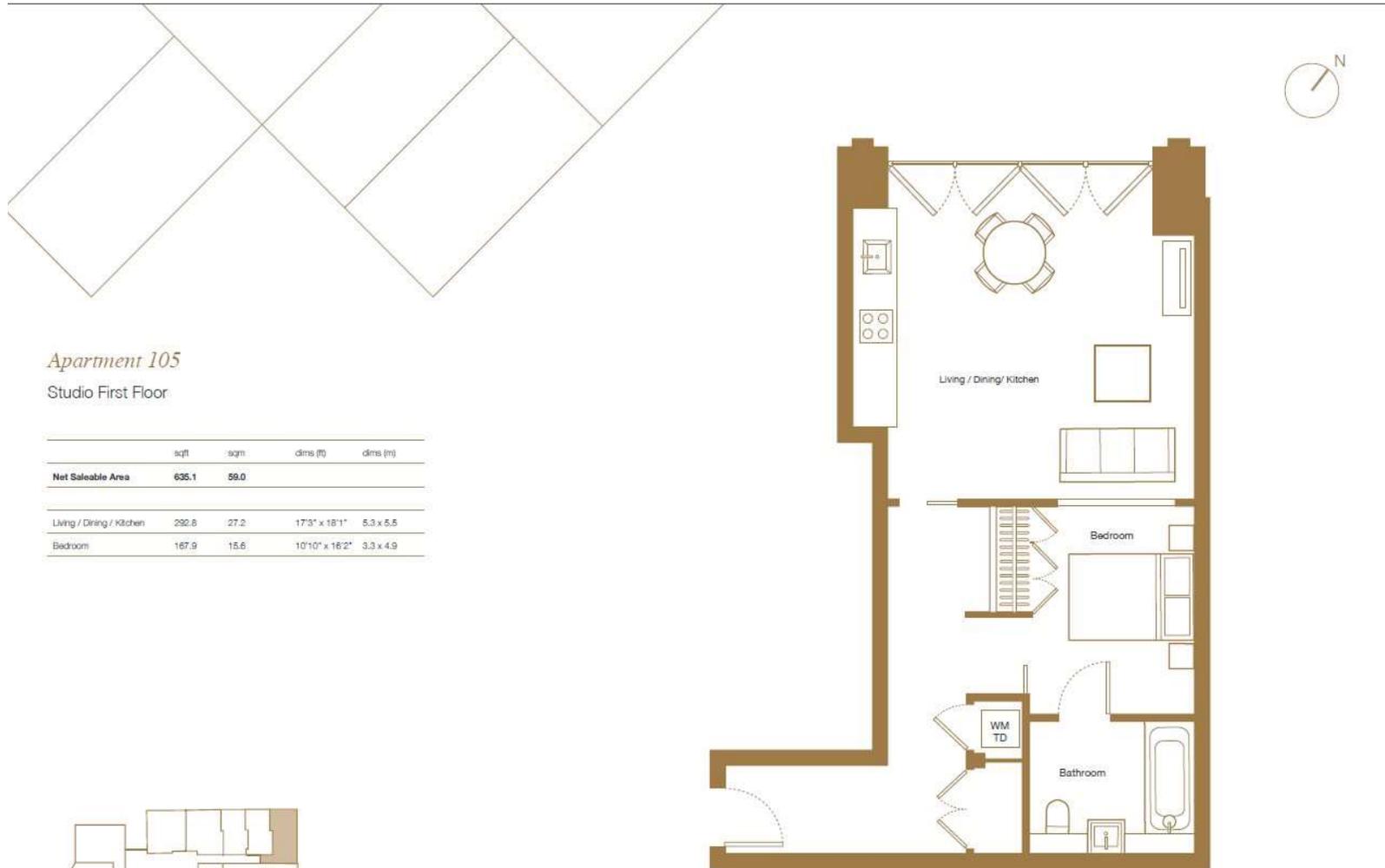
Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

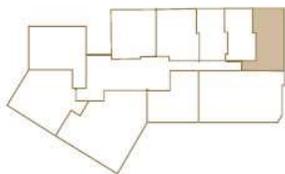




Apartment 105

Studio First Floor

	sqft	sqm	dims (ft)	dims (m)
Net Saleable Area	635.1	59.0		
Living / Dining / Kitchen	292.6	27.2	17'3" x 18'1"	5.3 x 5.5
Bedroom	167.9	15.6	10'10" x 18'2"	3.3 x 4.9



Floorplans and dimensions are taken from architectural drawings and could vary during construction. They are provided for guidance only and are not to scale. Total Areas provided as gross internal areas under the RICS measuring practice. Layouts are indicative only and subject to change.

Due to the shape of some rooms, all room dimensions are approximate and the longest length and width of each room has been used.

FLOORPLANS

Gross internal area: 635 sq ft, 59 m²

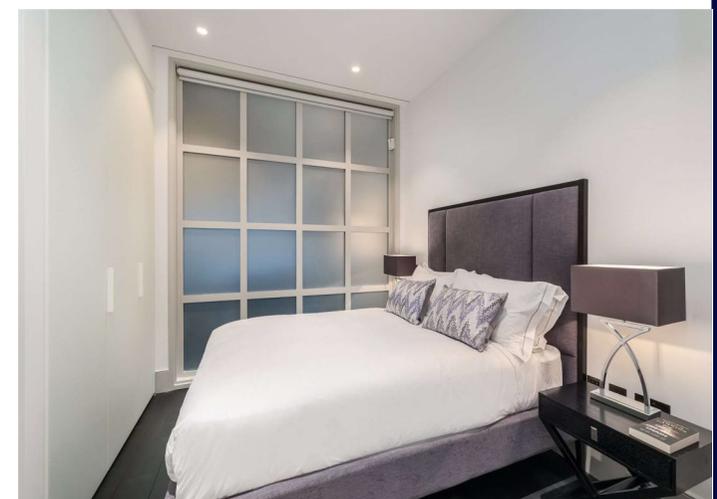
Situation

55 Victoria Street is one of the most exciting and eagerly awaited new developments in central Westminster. It is located to the south of Buckingham Palace, St James's and Green Park, to the east of Victoria and to the north of Vincent Square. The property is within reach of the many amenities, restaurants, cafes and shops of Victoria, Westminster, St James's and Mayfair.

Local parklands include Green Park and St James's Park .

Transport Links include:
 Circle & District Lines (St James's Park): approx 0.1 miles
 Victoria and mainline rail services (Victoria): approx 0.4 miles
 Jubilee Line (Westminster): approx 0.5 miles

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	



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190204DEAE

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Westminster Lettings

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