STUNNING 8TH FLOOR APARTMENT WITH EXCELLENT RESIDENTS FACILITIES

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

Furnished, £1,700 pw (£7,366.67pcm)  + £262 inc VAT tenancy paperwork fee and other charges apply.*

Available Now
STUNNING 8TH FLOOR APARTMENT

VICTORIA STREET, ST JAMES'S PARK,
£1,700 pw (£7,366.67 pcm) Furnished

- Exceptional new apartment • Over 1700 sq ft (approx) • 3 bedrooms • 2 bathrooms • 4 Balconies
- Stunning contemporary design • 24/7 concierge
- Resident's gym and beautiful roof terrace • St. James Park station approx 0.1 miles • Garaged parking available by separate negotiation • EPC Rating = B • Council Tax = H

Description
Beautiful 3 bedroom apartment of over 1700 sq ft, set on the 8th floor of this impressive new St James's Park development. The design quality and contemporary style is a delight, and features: oiled oak timber floors, hand glazed tiles and silestone kitchen worktops. The space in this apartment is well proportioned and offers generous entertaining and living space. The apartment also benefits from under-floor heating (reception rooms) and comfort cooling.

The property comprises: 3 double bedrooms, 2 bathrooms (1 en suite), kitchen, open plan reception, entrance hall, terrace and use of the residents’ gym and roof terrace.

55 Victoria Street has a 24/7 concierge. Parking is available by separate negotiation.

(The furniture being displayed in the marketing pictures is an example of the intended style, the actual items provided may be different.)

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

Viewing
Strictly by appointment with Savills.
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

FLOORPLANS

Gross internal area: 1701 sq ft, 158 m²
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant: £282 (inc. VAT), £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check-out fee – charged at the end 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 £99 (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.*

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