



## BEAUTIFUL 8TH FLOOR 2 BEDROOM APARTMENT IN THE NOVA BUILDING

NOVA, 79 BUCKINGHAM PALACE ROAD, WESTMINSTER, LONDON, SW1W 0AJ

**Furnished, £1,290 pw (£5,590 pcm) + fees and other charges apply.\***

**Available from 11/10/2019**



**£1,290 pw (£5,590 pcm) Furnished**

- Stunning Nova 8th floor apartment • 2 double bedrooms • 2 luxurious bathrooms • Residents' gym, cinema and conference room • Communal roof terrace with stunning views • 24/7 concierge • Furnished to a very high standard • Under floor heating and comfort cooling • Parking available by separate negotiation • EPC Rating = B • Council Tax = G

**Description**

This beautiful modern apartment is a fantastic example of contemporary design having been developed to an impeccable standard throughout and furnished to a very high standard.

Set on the 8th floor, the apartment neatly fuses its sleek and stylish design with contemporary fixtures and fittings; featuring light oak flooring, marble floor tiles (bathrooms), tactile stone worktops, wine fridge (kitchen), under floor heating and comfort cooling.

The property comprises: 2 bedrooms, 2 bathrooms (1 en-suite), fully-fitted open plan kitchen, reception with solid wooden floor and large windows.

Nova has a 24/7 concierge and features a residents' roof garden, gym, meeting room and cinema.

**Energy Performance**

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

**Viewing**

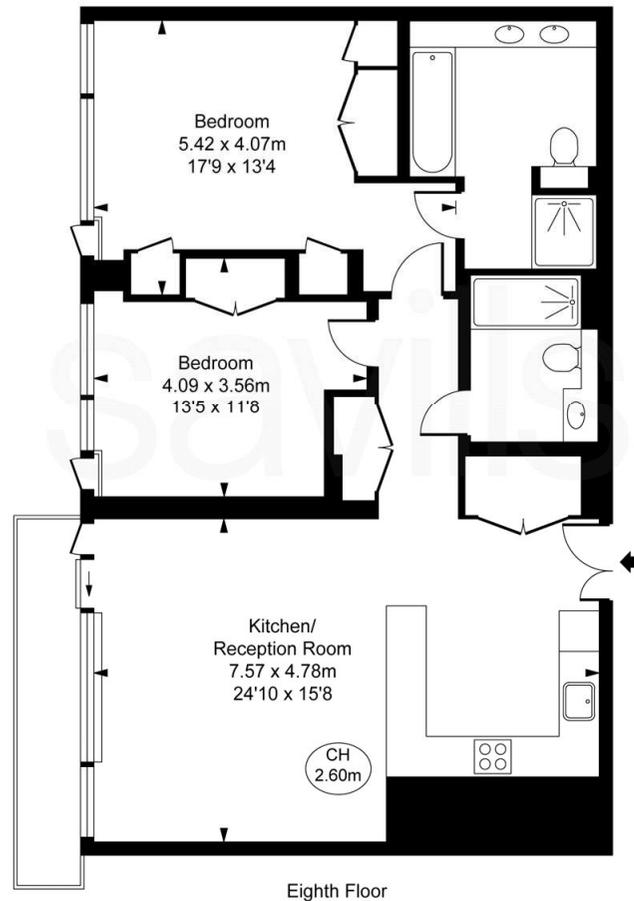
Strictly by appointment with Savills.



Buckingham Palace Road, SW1W

Approximate Gross Internal Area  
88.60 sq m / 954 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
© Fulham Performance

**Situation**

Nova is located to the south of St James's Park and west of Belgravia. The development features an incredible new restaurant boulevard featuring over 12 new restaurants and eateries.

This area contains some of London's most iconic landmarks, including Buckingham Palace, Westminster Cathedral and the Houses of Parliament.

Local parklands include: St James's Park (approx) 0.2 miles.

Transport Links include: Circle & District Lines, Victoria line and mainline rail services (Victoria): approx 0.1 miles.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FLOORPLANS

Gross internal area: 956 sq ft, 88.8 m<sup>2</sup>



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190816DEAE

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

**Westminster Lettings**  
Roderick Allan  
[roderick.allan@savills.com](mailto:roderick.allan@savills.com)  
**+44 (0)20 3430 6874**

[savills.co.uk](https://www.savills.co.uk)