



Highly desirable 11th floor, contemporary apartment near Victoria

Kings Gate, Victoria, London, SW1E

Guide Price £1,825,000 Leasehold



11th floor modern apartment • Well-proportioned and with outstanding views • High specification including comfort cooling, underfloor heating and mood lighting • Secure underground parking and 24 hour concierge team • Convenient for Victoria, Westminster and St James's Park

Local Information

This is a prime location convenient for iconic landmarks including Buckingham Palace and St James Park, and Westminster Abbey, Houses of Parliament and the Tate Britain Gallery. It is now also becoming renowned as a creative hub attracting the fashion houses of Tom Ford, Burberry, Armani and Jimmy Choo.

Transport connections are superb, with Victoria Railway Station offering mainline national connections and the Gatwick Express, as well as underground services. St James Park and Westminster underground stations are also convenient.

Victoria has recently seen a £2billion pound redevelopment which is now nearing completion. This has provided a significant enhancement of lifestyle living with a Curzon Cinema, and Andrew Lloyd Webber's 'The Other Palace' theatre accompanying the historical Victoria Palace Theatre now hosting the musical Hamilton, and the Victoria Apollo.

Westminster and Victoria is also becoming a destination for food, with brands ranging from Sourced Market, The Ivy Victoria, Stix and Sushi and Jason Atherton, to award winning and Michelin starred restaurants such as Quilon, Roux at Parliament Square, A Wong, and the Cinnamon Club; there are also

artisan coffee houses such as Iris and June, and The Coffee Geeks, all contributing to a modern diverse and thriving local scene.

About this property

An eleventh floor two bedroom apartment in a building completed in 2015 by Land Securities. This contemporary style flat comprises 945 sq ft with an open plan plan reception/kitchen and a balcony with views facing south.

The specification includes Miele appliances, underfloor heating, comfort cooling and mood lighting, with hard wood floors and attractive modern bathrooms.

Amenity in the building is good with a dedicated 24 hour concierge team, passenger lifts to all floors and secure underground parking and bike stores.

Please note these photos were taken in 2015.

Tenure

Leasehold

Local Authority

City Of Westminster

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office. Telephone: +44 (0) 203 430 6860.





Kings Gate, Victoria, London, SW1E
Gross Internal Area 934 sq ft, 86.8 m²

Service Charge - circa £9,458 pa

 |  savills | savills.co.uk

Sales
Westminster & Pimlico
+44 (0) 203 430 6860
Westminster@savills.com

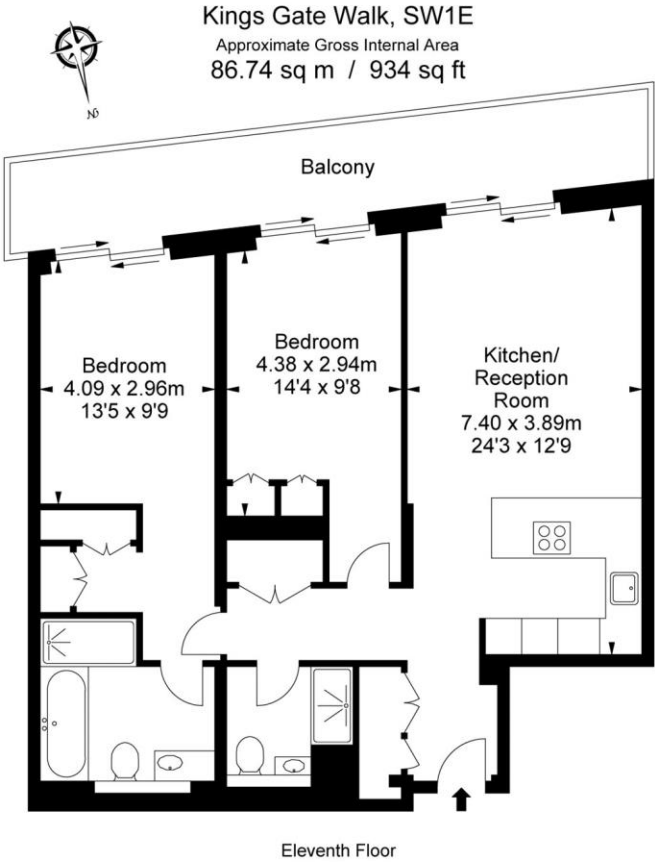



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	

Important notice Savills, its 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. Purchasers must satisfy themselves by inspection or otherwise. 20191125EMML

