



## An immaculate 6th floor apartment in this former Berkeley Homes building near Victoria and Sloane Square

**Consort Rise House, 203 Buckingham Palace Road, London, SW1W**

Guide Price £1,250,000 Leasehold



6th floor dual aspect apartment with iconic landmark views •  
2/3 bedrooms, 2 bathrooms (1 en suite), study/bedroom 3 •  
Open plan reception room with balcony • Secure allocated  
underground parking • Comfort cooling, concierge, passenger  
lifts, residents gym and garden

#### Local Information

Consort Rise House is located on Buckingham Palace Road between Elizabeth Bridge and Pimlico Road making it convenient for walking or cycling within Victoria, Belgravia, Sloane Square, Westminster and Pimlico.

Victoria Station offers mainline rail services including the Gatwick Express and underground service on the Victoria line and District and Circle Line; The Jubilee line is one stop from Victoria at Green Park.

Victoria has benefited from significant recent development including an array of new boutiques, cafes and restaurants supplementing the renowned and historical destinations on Elizabeth Street and at Pimlico Green and the exciting new at creative hub at Eccleston Yards.

This is a thriving location in the heart of prime central London ideal for a home, pied a terre or investment.

#### About this property

A highly desirable 6th floor apartment in a building that was originally built by Berkeley Homes in 1998/9.

With a bright dual aspect and far reaching views of iconic London landmarks, the accommodation is well proportioned and comprises 2/3 bedrooms, 2 bathrooms (1 en suite), fitted kitchen, and an open plan reception room with south-west facing balcony, with the principal rooms benefiting from comfort cooling.

The building benefits from great amenities including a private residents' garden, gym and sauna, demised secure underground parking and bicycle storage, concierge services and passenger lifts to all floors.

This apartment absolutely will lend itself for use as an excellent permanent or regular home or a larger centrally located pied a terre.

#### Tenure

Leasehold

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone: +44 (0) 203 430 6860.





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**Gross Internal Area** 1056 sq ft, 98.1 m<sup>2</sup>

**Service Charge** - circa £6,500 per annum

**Ground Rent**

**Sales**

Westminster & Pimlico

**+44 (0) 203 430 6860**

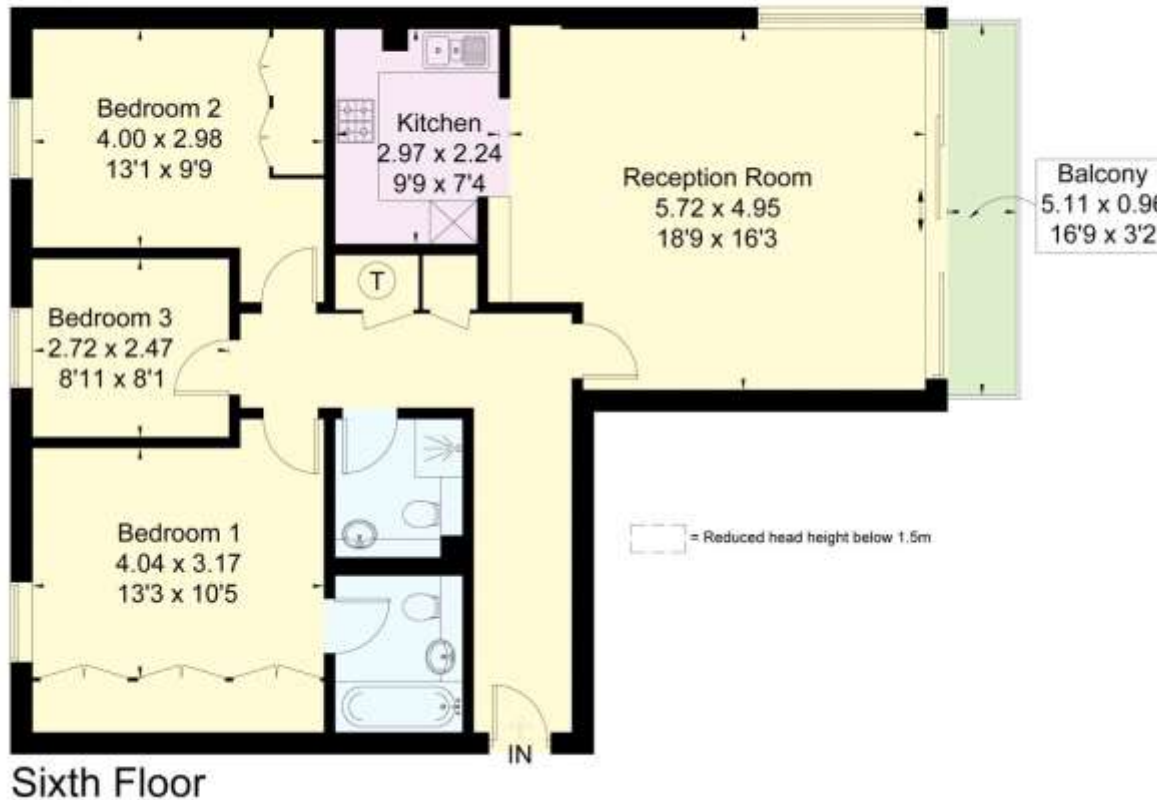
Westminster@savills.com



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Approximate Area = 97.3 sq m / 1047 sq ft  
 Including Limited Use Area (0.8 sq m / 9 sq ft)  
**Total = 98.1 sq m / 1056 sq ft**  
 Balcony Area = 4.8 sq m / 52 sq ft  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 233147

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Energy efficient - lower running costs      |                         |           |
| 92-100                                      | A                       |           |
| 81-91                                       | B                       |           |
| 69-80                                       | C                       |           |
| 55-68                                       | D                       | 68        |
| 39-54                                       | E                       |           |
| 21-38                                       | F                       |           |
| 1-20  | G                       |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        |                         | <b>70</b> |
|   | EU Directive 2002/91/EC |           |

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