



# A highly desirable mansion flat near St James's Park.

**Buckingham Gate, London, SW1E**

£750,000 Share of Freehold





A perfect pied a terre, home or investment property •  
Close to St James's Park and Buckingham Palace •  
Classic period Mansion Flat with high ceilings • One  
bedroom, bathroom reception room and separate  
kitchen. • Peaceful, discreet and convenient location

#### Local Information

36 Buckingham Gate sits within a small private driveway off Buckingham Gate in close to the junctions with Wilfred Street and Castle Lane.

Renowned as the 'Birdcage Walk Conservation Area' this location has a long and prestigious history with its proximity to Buckingham Palace and St James's Park.

The area has benefited enormously from landmark investment and development, by Land Securities and others around Victoria, with substantial residential and commercial schemes combining to invigorate this most central location as a thriving hub for food and fashion. The lifestyle quality for residents has improved immeasurably in only the last 2 years, and future schemes, still under development locally, will only go further to escalate the desirability of living in this location.

Transport connections locally include Victoria Station with main line services, including the Gatwick Express; Underground services from Victoria (accessed at Cardinal Place) and nearby St James's Park.

#### About this property

This is a highly attractive and spacious one bedroom mansion flat, located on the raised ground floor within this renowned building close to St James Park, Victoria and Buckingham Palace.

Presented in good order and with accommodation briefly comprising an elegant reception room, separate kitchen, bedroom and bathroom, this flat is notable for its ceiling heights and sense of natural light throughout.

As a raised ground floor property it does benefit from privacy and a sense of tranquility, discreetly positioned in the building, allowing in our opinion for an ideal 'lock up and leave' pied a terre type property. It will appeal also to investment buyers seeking an excellent property to let.

#### Tenure

Share of Freehold

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = D

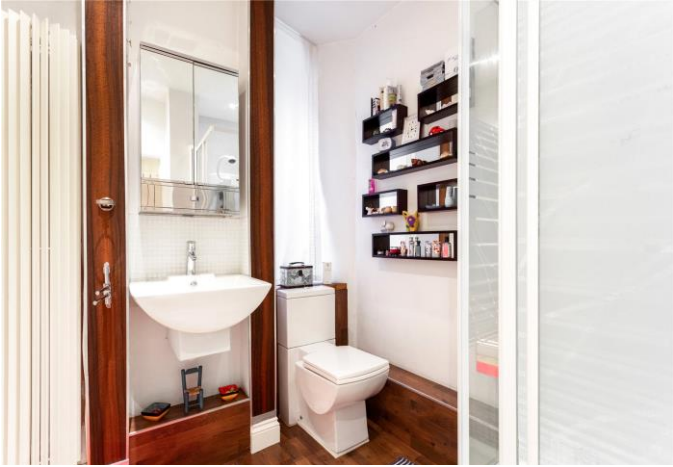
#### Viewing

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

Telephone: +44 (0) 203 430 6860.

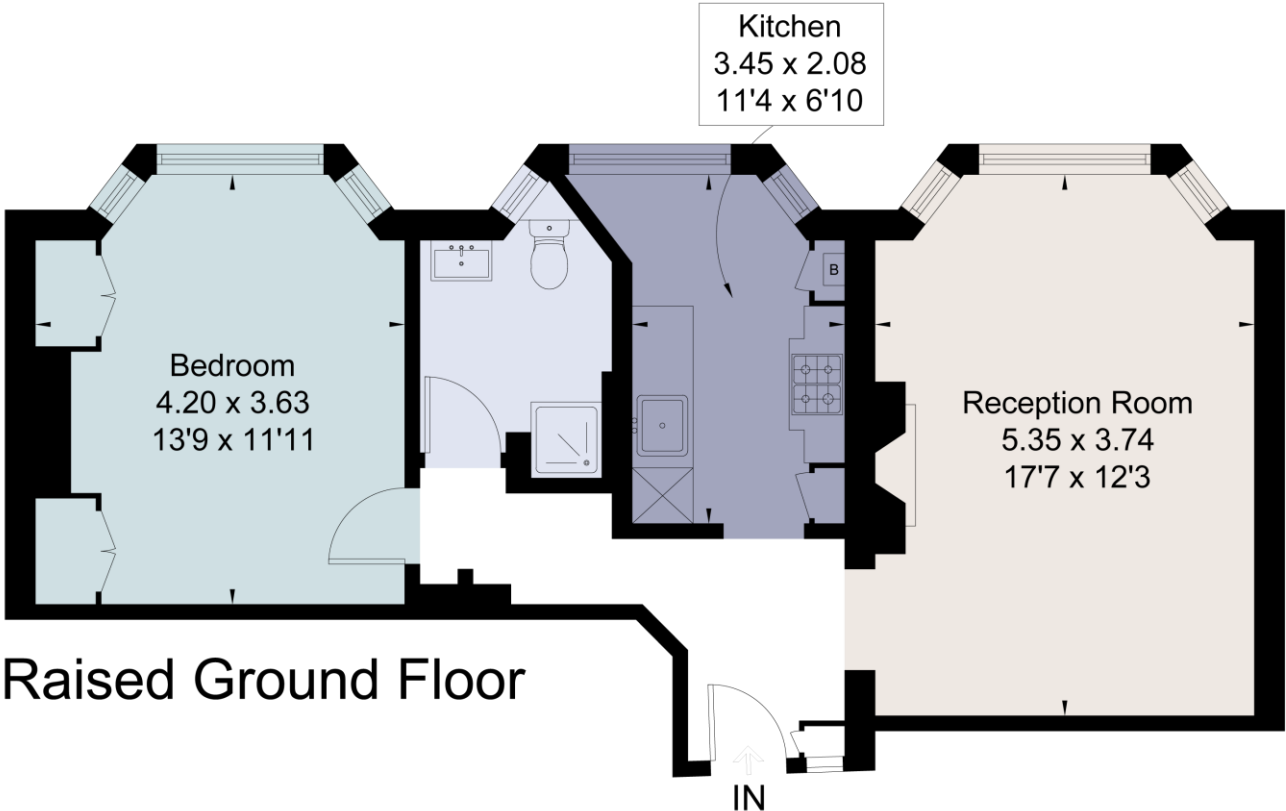






Buckingham Gate, London, SW1E  
Gross Internal Area 596 sq ft, 55.4 m²  
Service Charge £3,500

Approximate Area = 55 sq m / 592 sq ft  
For identification only. Not to scale.  
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Raised Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 252727

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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