



Charming period studio apartment, enviably located on a pretty residential street to the south of St. James Park.

Catherine House, 25-27 Catherine Place, London, SW1E

Guide Price £550,000 Share of Freehold



Ground floor studio apartment • Popular building •  
Close to Victoria Station and St. James's Park • 350 sq ft  
• Ideal buy to let investment or pied a terre •  
Share of Freehold – 976 years

#### Local Information

Catherine House is a quiet and renowned address located between Palace Street and Buckingham Gate with the Birdcage walk Conservation area and benefiting from a 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 few 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

A modern and contemporary studio apartment close to St. James's Park.

Located on the ground floor, offering 350 sq ft of space the accommodation comprises: open plan reception / bedroom, separate built-in kitchen and separate bathroom.

To our minds, this would be an ideal buy to let investment or pied a terre.

Victoria Station: approx 0.4 miles  
St. James's Park Underground Station: 0.3 miles







**Tenure**  
Share of Freehold  
(976 underlying leasehold years remaining)

**Local Authority**  
Westminster Council

**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 350 sq ft, 32.5 m<sup>2</sup>

Service Charge - £2,565 per annum



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Sales

Westminster & Pimlico

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## Catherine House, Catherine Place, SW1E

Gross internal area (approx) 32.52 sq m / 350 sq ft



Ground Floor

For Identification Only. Not To Scale.

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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	
49-54	E		
37-48	F		
1-36	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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