



55 Victoria Street, London, SW1H
£2,400,000

2 Bedroom 'Manhattan Loft Style' Apartment | Leasehold



PRESENCE & Co.

This remarkable modern apartment is finished to a high standard, showcasing a vibrant and distinctive design that sets it apart from many other new apartments. Its contemporary style features a dynamic mix of colors and elements, complemented by under-floor heating and comfort cooling.

Located on the 3rd floor of a 'Manhattan loft-style' building, the apartment includes 2 spacious double bedrooms, 2 bathrooms, an open-plan living and kitchen area, a generous balcony, and access to both a residents' gym and a rooftop terrace.

Location:

55 Victoria Street is perfectly positioned in the heart of Westminster, offering easy access to iconic landmarks like Buckingham Palace, St James's Park, and Green Park. The surrounding areas of Victoria, Westminster, St James's, and Mayfair are bustling with shops, dining options, and entertainment.

Transport Links:

- St James's Park (Circle & District Lines): Approx. 0.1 miles (0.16 km)
- Victoria Station (Victoria Line and mainline services): Approx. 0.4 miles (0.64 km)
- Westminster (Jubilee Line): Approx. 0.5 miles (0.8 km)

*This property includes a service charge, which is reviewed annually and may be subject to change. Please contact us for more information regarding service charges.

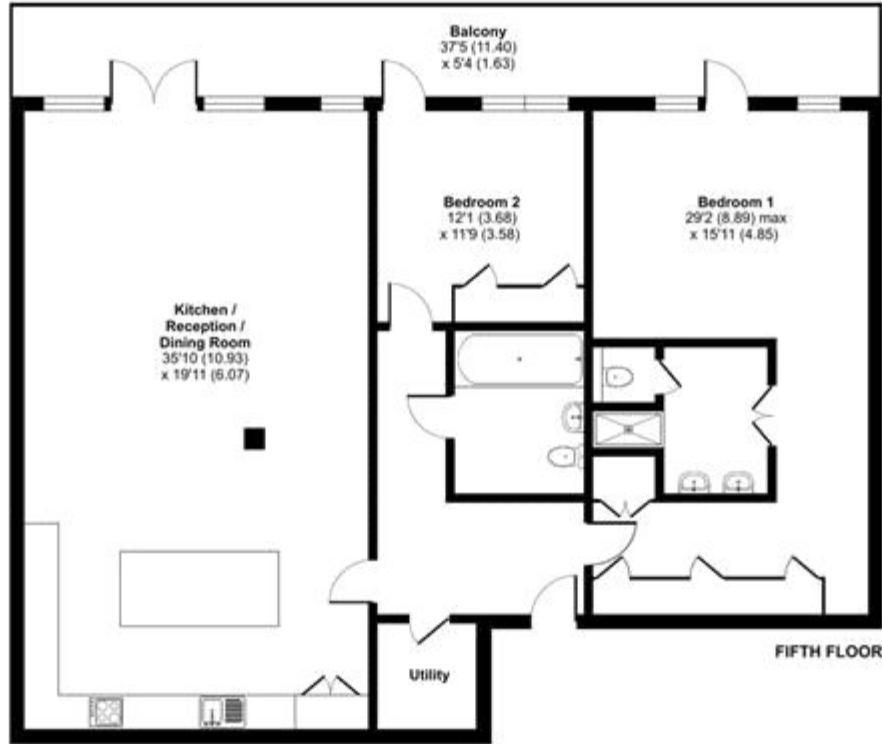
Tenure: Leasehold (990 years)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Apartment 506, 55 Victoria Street, London, SW1H 0AF

Approximate Area = 1599 sq ft / 148.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2024. Produced for Presence & Co. REF: 1000178



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.