



55 Victoria Street, London, SW1H 0AF
Guide Price £2,200,000

Perched on the sixth floor of a distinctive Manhattan loft-style building, this spacious apartment features two generous bedrooms and a stylish open-plan kitchen and living area. Each principal room flows seamlessly onto a private balcony, creating a bright and airy living space. The bathroom is finished with chic aqua tiles, adding a splash of contemporary flair. Additional highlights include sleek oak flooring, underfloor heating, and a cutting-edge smart lighting system, perfectly blending comfort with modern living.

55 Victoria Street is one of the most exciting modern developments in central Westminster. Ideally situated just south of Buckingham Palace, St James's, and Green Park, it lies to the east of Victoria and north of Vincent Square. Residents enjoy convenient access to the vibrant array of amenities, restaurants, cafés, and shops that Victoria has to offer. In addition, the luxury retail destinations of Knightsbridge, Chelsea, and the West End are all within easy reach, alongside cultural landmarks such as St James's Park, Tate Britain, and Covent Garden's renowned Theatreland district.

Excellent transport links surround 55 Victoria Street, ensuring effortless connectivity. Victoria Station, a major rail hub, offers an express service to Gatwick Airport every 15 minutes. It also serves as a key interchange for the District, Circle, and Victoria Tube lines, providing quick and convenient access to both the West End and the City of London.

Residents of 55 Victoria Street enjoy exclusive access to a suite of premium amenities:

- 24 hour concierge
- Double height lobby
- Eighth floor Sky Garden with stunning south facing views
- Fully equipped residents' gym overlooking the courtyard
- Beautifully landscaped courtyard

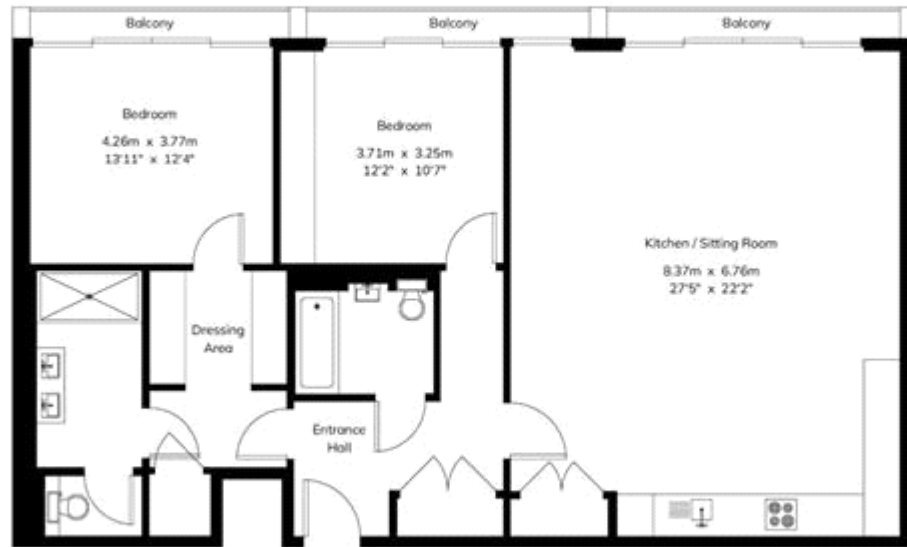
Tenure: Leasehold (980 years)



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 605, 55 Victoria Street

Gross Internal Area : 127.4 sq.m (1371 sq.ft.)



Sixth Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	83
(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.