



Penthouse, 55 Victoria Street, London, SW1
£6,700,000

A rare opportunity to own a striking four-bedroom duplex penthouse apartment in the heart of Westminster. Set over the top two floors of 55 Victoria Street, Apartment 801 offers luxurious living, extensive outdoor space, and access to superb resident facilities.

The main level features a spacious open-plan reception area with full-height glazing, providing natural light throughout the day and opening onto a generous private terrace with far-reaching views over Victoria Street. The sleek designer kitchen is fitted with top-of-the-range Siemens and Miele appliances.

Also on this level is a well-proportioned guest double bedroom and a separate guest WC.

The upper floor hosts the principal suite, complete with a walk-in wardrobe, Lutron electric blinds, and a luxurious ensuite bathroom with both walk-in shower and bathtub with skyline views. Two additional double bedrooms each come with their own ensuite bathrooms, with one enjoying private access to a balcony. A laundry room and built-in storage are also conveniently located on this floor.

This beautifully finished apartment is fitted with modern technology and high-spec comfort features including comfort cooling and heating, underfloor heating, and a smart video intercom system. Residents benefit from a 24-hour concierge, a gym, a communal rooftop garden, and a tranquil ground floor courtyard.

Key Features:

- Four-bedroom duplex penthouse apartment
- Private terrace with far-reaching views
- All bedrooms with ensuite bathrooms
- Lutron blinds, comfort cooling, underfloor heating
- Siemens and Miele integrated appliances
- Floor-to-ceiling windows throughout
- Smart video intercom, fibre broadband, Sky Q ready
- 24-hour concierge and residents' gym
- Communal rooftop garden and courtyard

Location:

55 Victoria Street is ideally located in Westminster, offering immediate access to transport at St James's Park (District & Circle lines) and Victoria Station (Victoria, National Rail & Gatwick Express). Residents are a short walk from Westminster Abbey, St James's Park, and the many restaurants, theatres, and boutiques of the West End.

Council Tax Band: H (Westminster City)

Tenure: Leasehold (985 years)

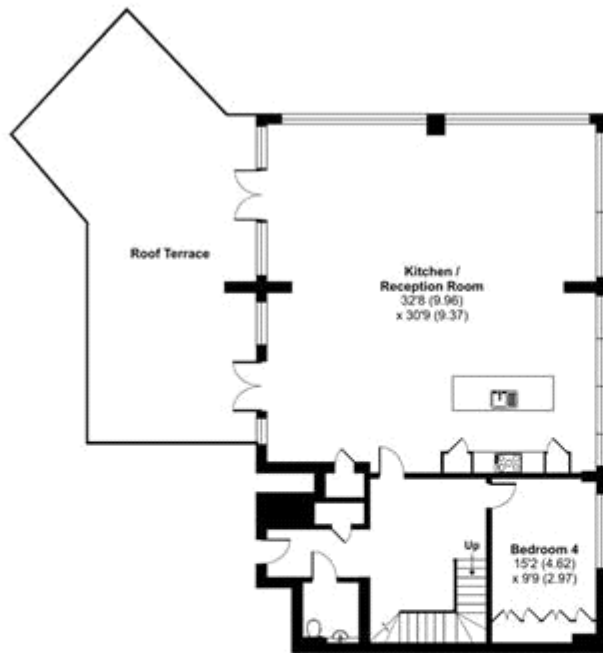
Service Charge:

Parking options: Underground

Garden details: Terrace



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.



EIGHTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for IPM Residential and Commercial Lettings Ltd. REF: 1047109



Victoria Street, London, SW1H

Approximate Area = 3332 sq ft / 309.5 sq m

For identification only - Not to scale



NINTH FLOOR



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