



55 Victoria Street, London, SW1H
Guide Price £1,950,000

Located on the sixth floor of the highly regarded 55 Victoria Street development, this impressive two-bedroom lateral apartment offers approximately 1,371 sq ft of beautifully designed living space in the heart of Westminster.

The apartment is centred around a generous open-plan kitchen and reception area, providing an elegant yet relaxed environment ideal for both everyday living and entertaining. The contemporary kitchen is finished with sleek cabinetry and integrated appliances, seamlessly blending style and functionality.

Large windows and access to private balconies allow natural light to fill the space, enhancing the sense of openness and connection to the surrounding cityscape.

The principal bedroom suite offers excellent proportions along with a walk-in dressing area and stylish en-suite bathroom, creating a calm and luxurious retreat. A second well-sized bedroom is served by a modern family bathroom, making the apartment well suited for professionals, guests or flexible working space.

Residents of 55 Victoria Street benefit from a range of premium amenities including a 24-hour concierge service, residents' gymnasium and lift access, along with beautifully maintained communal areas.

Perfectly positioned in Victoria, one of London's most connected transport hubs, the property is moments from Victoria Station and St James's Park Underground, providing swift access to the West End, the City and Gatwick Airport. The surrounding area offers a vibrant selection of restaurants, cafés, shops and cultural landmarks, with St James's Park just a short walk away.

Key Features

- Two-bedroom lateral apartment
- Approximately 1,371 sq ft
- Sixth floor position
- Private balconies
- Principal suite with dressing area & en-suite
- Spacious open-plan kitchen/reception room
- 24-hour concierge
- Residents' gymnasium

- Prime Victoria / Westminster location

Tenure: Leasehold (980 years)

Ground Rent:

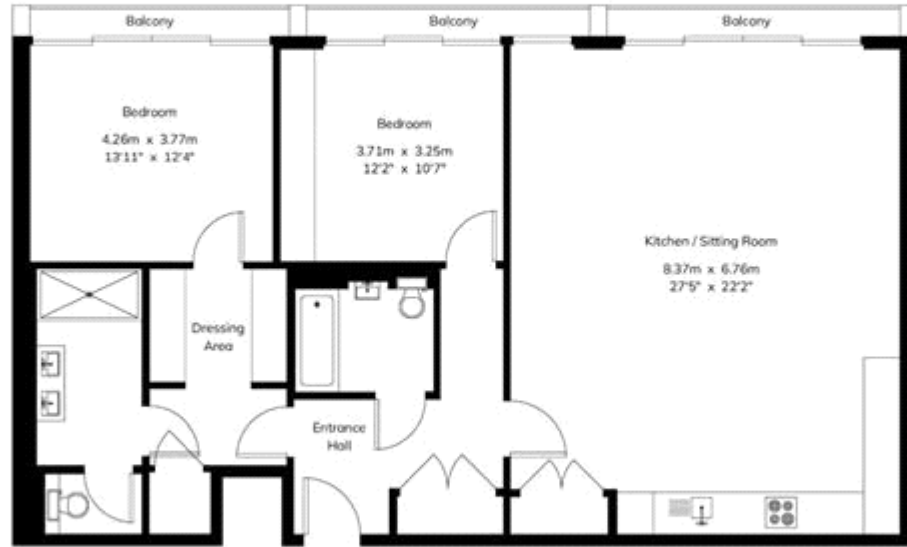
Service Charge: £19,330 per year



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



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.