



55 Victoria Street, London, SW1H
Guide Price £2,750,000

Situated on the seventh floor of the prestigious 55 Victoria Street development, this beautifully designed three-bedroom apartment offers approximately 1,890 sqft of exceptional lateral living space in the heart of Westminster.

The apartment is centred around an impressive open-plan reception, dining and kitchen area, flooded with natural light through expansive floor-to-ceiling glazing. Multiple balconies extend from the principal rooms, creating charming outdoor spaces that offer a welcome connection to the vibrant cityscape beyond.

The bespoke kitchen is finished to an outstanding standard and equipped with high-quality Miele and Siemens appliances, sleek cabinetry and a central island, providing both a functional workspace and an elegant focal point for entertaining.

The principal bedroom suite benefits from a private balcony, extensive fitted wardrobes and a luxurious marble-finished en-suite bathroom, complemented by a generous walk-in dressing area. Two further double bedrooms are served by a stylish family bathroom, while an additional guest WC provides added convenience.

Throughout the apartment, attention to detail is evident with engineered oak flooring, bespoke storage solutions and custom wardrobes. Comfort is assured year-round with underfloor heating and comfort cooling, while modern living is supported by high-speed fibre connectivity and a camera intercom system.

Residents of 55 Victoria Street enjoy a range of premium amenities including a 24-hour concierge, residents' gymnasium and lift access, as well as beautifully maintained communal spaces. A landscaped rooftop garden on the eighth floor provides a tranquil retreat with far-reaching views across London, complemented by a peaceful courtyard at ground level.

Perfectly positioned in Victoria, one of London's most connected transport hubs, the development is moments from Victoria Station and St James's Park Underground, offering swift access across the capital as well as national rail services and Gatwick Airport.

Key Features

- Three-bedroom luxury apartment
- Approximately 1,890 sq ft of lateral living space
- Multiple private balconies
- Principal suite with dressing area and en-suite

- Bespoke kitchen with Miele & Siemens appliances
- Underfloor heating and comfort cooling
- Engineered oak flooring and bespoke storage
- 24-hour concierge and residents' gym
- Landscaped communal roof terrace
- Prime Westminster / Victoria location

Council Tax Band: H (Westminster City)

Tenure: Leasehold (986 years)

Ground Rent:

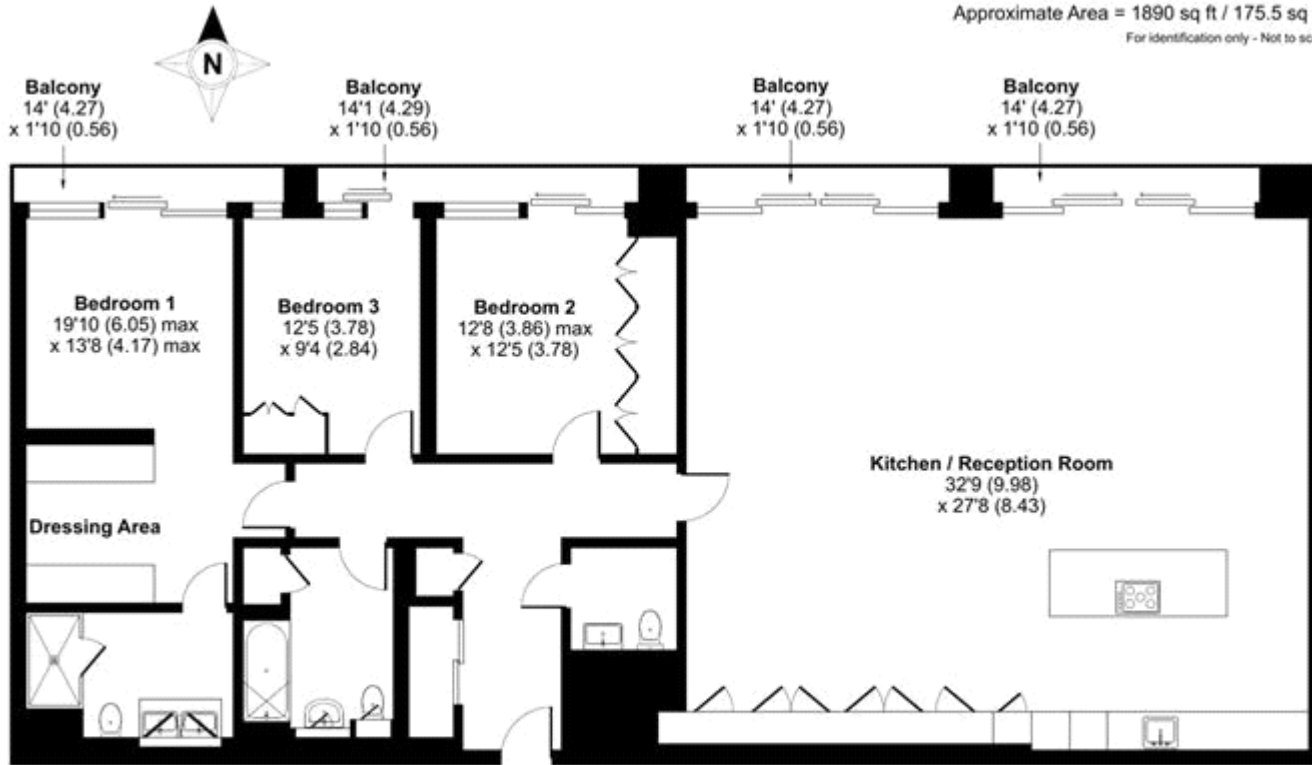
Service Charge: £25,997 per year



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.

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Approximate Area = 1890 sq ft / 175.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Alchecom 2024. Produced for IPM Residential and Commercial Lettings Ltd. REF: 1046531



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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.