

22-24  
Buckingham  
Palace Road  
London  
SW1



## Description

This is a bright flat with 2 double bedrooms, situated on the top floor (4th floor, no lift) of this Grade II listed period building. It is situated on the corner of Buckingham Palace Road and Victoria Square.

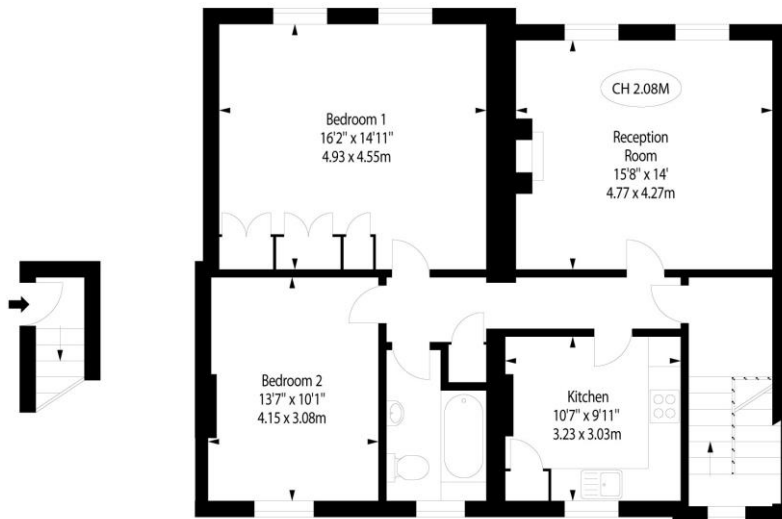
The flat is an ideal London base and is very well located for the shops, restaurants and excellent transport facilities of Victoria station and the newly revamped Victoria Street.

Buckingham Palace Road, SW1

APPROX. GROSS INTERNAL AREA \*  
963 Ft<sup>2</sup> - 89.57 M<sup>2</sup>

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



THIRD FLOOR  
ENTRANCE

FOURTH FLOOR



## Accommodation & Amenities

- Hallway
- Kitchen/Breakfast
- 2 Bedrooms
- Reception Room
- Bathroom

## TERMS

**Tenure:** Leasehold – a new 125 year lease will be granted

**Ground Rent:** Peppercorn

**Service Charge:** For year March 2019 to March 2020 £4,976.18 plus VAT

**Local Authority:** City of Westminster

**Price:** £795,000

**EPC:** Rating E (full EPC available upon request)

**Ayrton Wylie**  
Estate Agents & Property Consultants

+44 20 7730 4628  
sales@AyrtonWylie.com

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