

THE PENTHOUSE
55 VICTORIA STREET
LONDON SW1





An outstanding penthouse apartment with dramatic high ceilings and floor to ceiling windows, extraordinary far-reaching views and showcasing a truly elevated living experience.

Exclusively the only apartment occupying the tenth and eleventh floors, this expansive 2,715 sq ft penthouse is further enhanced by a 195 sq ft private terrace. Positioned within a striking contemporary building, residents benefit from 24-hour concierge and security, private parking, a fully equipped gym, an elegant rooftop garden, and a tranquil ground-floor courtyard.

55 Victoria Street is ideally located in the heart of Victoria, just south of the open green spaces of St James's Park and within easy reach of Buckingham Palace and Westminster Abbey.

The excellent shops, restaurants and transport connections of Victoria are all close at hand, including Victoria Underground Station (Circle, District and Victoria Lines along with mainline rail and coach services) and St. James's Park Underground Station (District and Circle Lines).





ACCOMMODATION AND AMENITIES

- Entrance Hall
- Reception Room
- Kitchen /Dining Area
- Principal Bedroom Suite
- Bedroom 2 with En Suite Bathroom and Dressing Area
- Bedroom 3
- Bathroom
- Cloakroom
- Utility Room
- Terrace
- Secure Car Parking Space (No 6)
- Communal Gym
- Communal Terrace and Courtyard
- 24 hour concierge/security
- Lift

TERMS

Tenure: Leasehold – 999 years less 5 days from 1st June 2013

Service Charge: 2025/2026 -
Approximately £37,302.60 per annum.

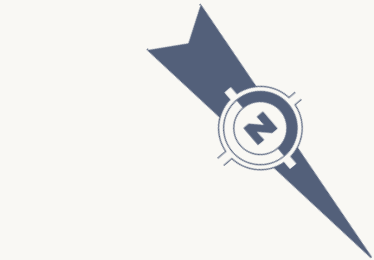
Council Tax: Band H

Guide Price: £6,750,000 subject to contract.



APPROX. GROSS INTERNAL AREA
2,715 SQ FT / 252.2 SQ M
(EXCLUDING VOID)

APPROX. GROSS TERRACE AREA
195 SQ FT / 18.1 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



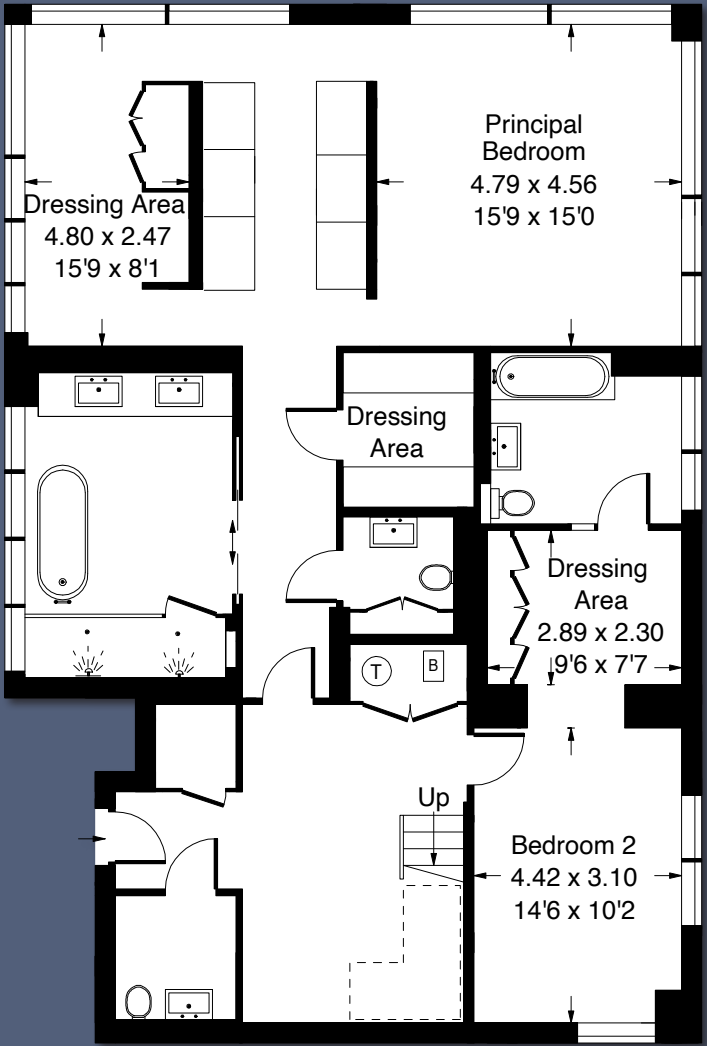
HOLCROFT
PROPERTY CONSULTANTS

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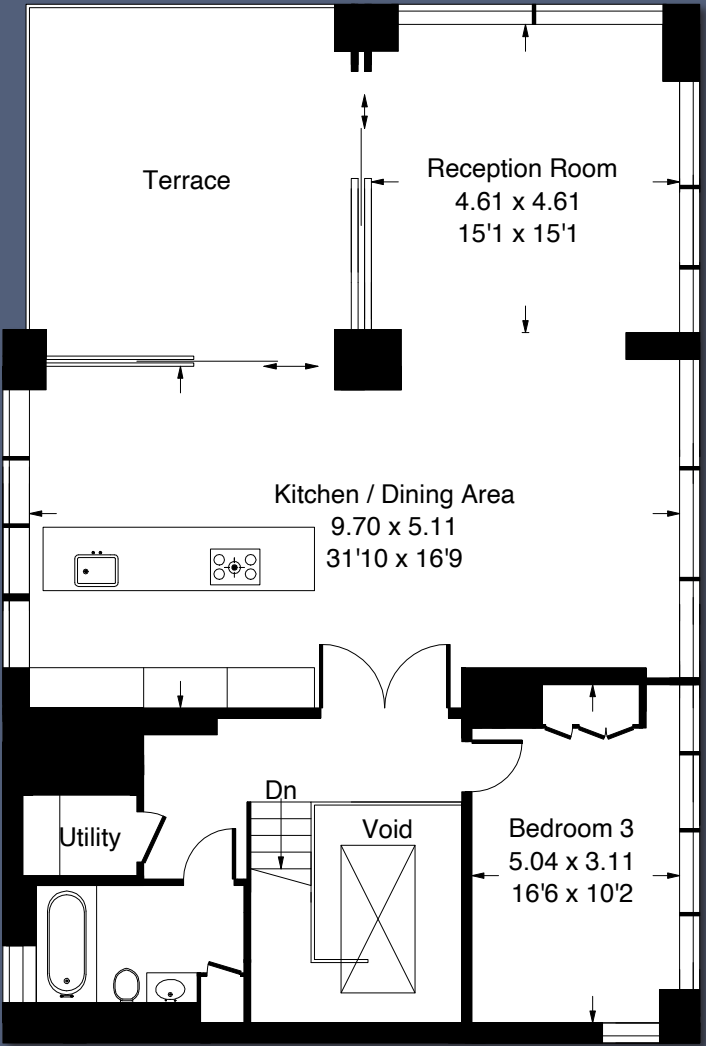
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IMPORTANT NOTICE
All information in this document is correct to the best of our knowledge at the time of going to print. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



TENTH FLOOR



ELEVENTH FLOOR

[Dashed line] = Reduced headroom
below 1.5 m / 5'0