



35 Buckingham Gate, London
SW1E

GARTON JONES.COM



35 Buckingham Gate, London
, SW1E

GARTON JONES.COM

49 Marsham Street Sales +44 (0) 20 7340 0480
London westminster@gartonjones.com
SW1P 3DP www.gartonjones.com

£295,000

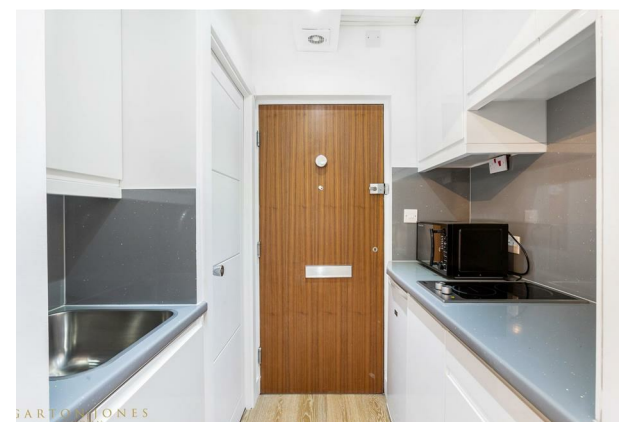
**** EWS1 AVAILABLE **** A well presented studio apartment available for sale in this popular established development located within a few minutes' walk from St James' Park Tube Station. The property has a bright aspect and has undergone refurbishment throughout. The accommodation comprises of a reception room/sleeping area, a compact fully integrated kitchen and a contemporary shower room. 35 Buckingham Gate is a secure building with an on-site porter and is extremely well located to the transport links of St James's Park, Westminster and Victoria which are all within a few minutes walk. The surrounding area also offers a variety of retail stores, a Curzon Cinema and following on from the extensive regeneration of Victoria street a selection of many new restaurants to compliment the selection of existing ones which include Aster, M Victoria, The Ivy Victoria, Flight Club Victoria and many more

Long Leasehold with a 995 Year Lease from 2017

Service Charge: £1147.95 Per 6 months

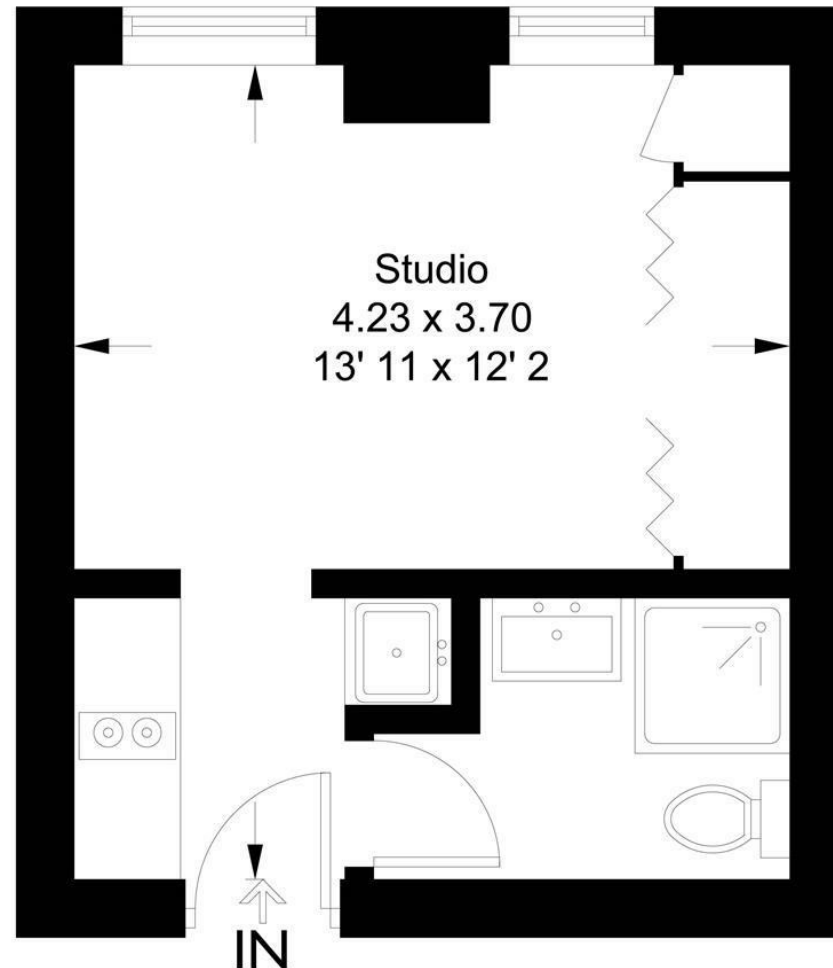
EPC certificate available on request.

- 174 sq.ft (16.2sq.m)
- Studio Apartment
- Modernised Throughout
- Reception / Sleeping Area
- Shower Room
- Integrated Kitchen
- Onsite Porter
- Offered With Vacant Possession
- Close to Local Amenities Including Shops, Restaurants & Transport Links
- Walking Distance to St James Park Tube, Westminster and Victoria Station



Buckingham Gate

Approximate Gross Internal Area = 174 sq ft / 16.2 sq m



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

