

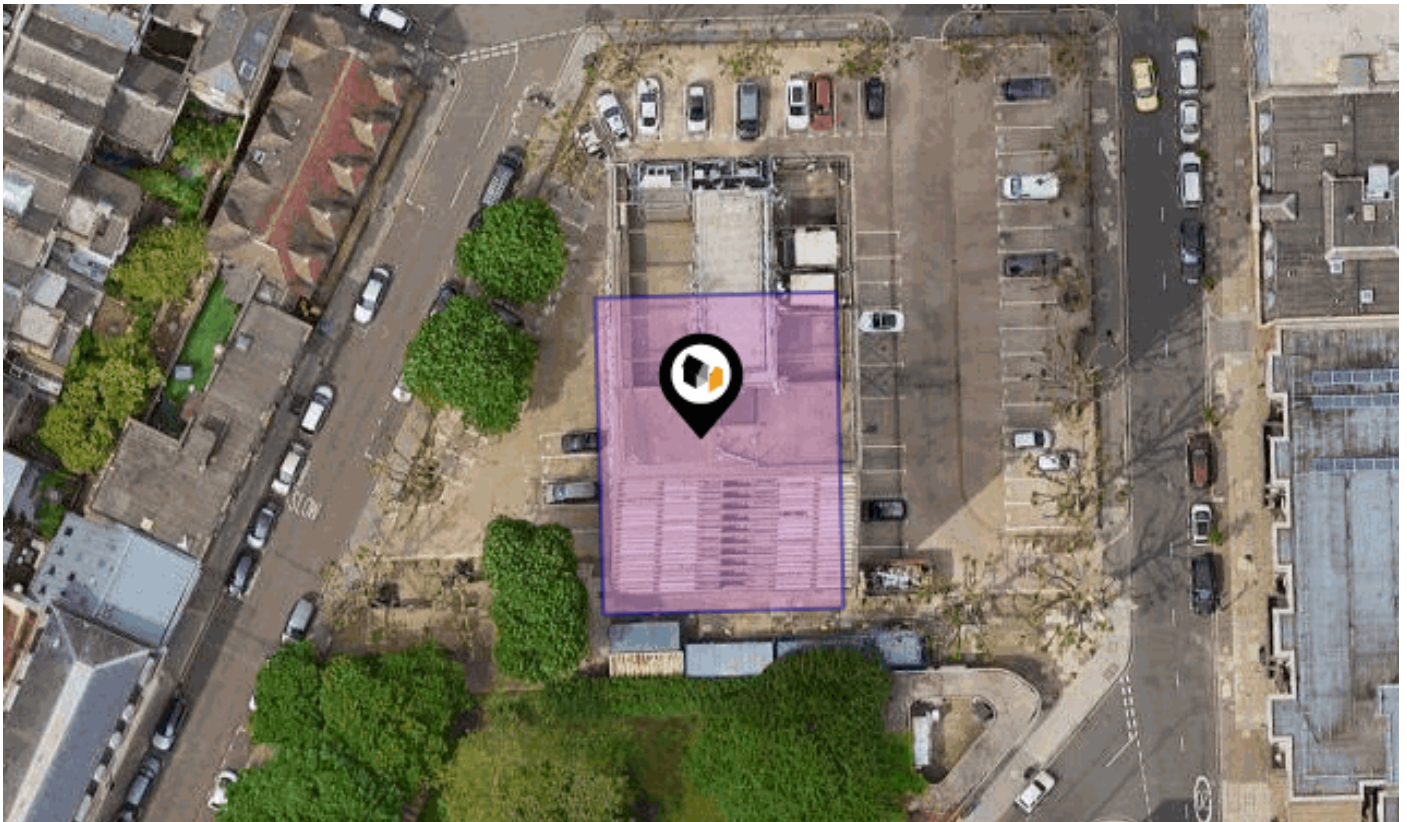


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Thursday 29th June 2023



HIDE TOWER, REGENCY STREET, LONDON, SW1P

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

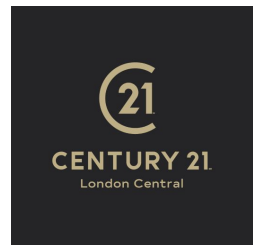
roger.collings@century21uk.com

www.century21uk.com



Introduction

Our Services



Our Agency: Century21
Your Agent: Roger Collings
Agent Contact: 020 7630 1099
Agent Email: roger.collings@century21uk.com

Welcome to Hide Tower, located in the prestigious Regency Street, London. This stunning apartment offers a perfect blend of modern living and convenience, making it an ideal choice for those seeking a comfortable and stylish home. With three spacious bedrooms, this apartment provides ample space for a growing family or professionals looking to share. The well-designed layout ensures privacy and comfort, allowing each resident to have their own personal sanctuary. The apartment also features a sleek and contemporary bathroom, adding a touch of luxury to your daily routine. Spanning across 786 square feet, this apartment boasts generous living spaces that are perfect for entertaining guests or simply relaxing after a long day. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a seamless flow throughout the home. The kitchen is equipped with modern appliances and ample storage, making it a haven for any aspiring chef. Located in the heart of London, this property offers easy access to a wide range of amenities and attractions. Whether you're looking to explore the vibrant city life, indulge in fine dining experiences, or simply enjoy a peaceful stroll in one of the nearby parks, everything is within reach.

Hide Tower is located just East of Vincent Square within easy reach of Victoria, St James Park, Pimlico and Westminster underground stations. Excellent local shopping, restaurants and leisure facilities are also within comfortable walking distance. The property has an HMO License. Available 28th August 2023

The price guide for this remarkable property is £3,500 per month, offering excellent value for the prime location and the high-quality features it provides. Don't miss out on the opportunity to make this beautiful apartment your new home. Contact us today to arrange a viewing and experience the luxury and convenience that Hide Tower has to offer.

Property Overview



Property

Type:	Flat / Maisonette	Last Sold	£506
Bedrooms:	3	£/ft²:	
Floor Area:	839 ft ² / 78 m ²	Tenure:	Leasehold
Plot Area:	0.14 acres	Start Date:	25/01/2021
Year Built :	1950-1966	End Date:	29/10/2197
Council Tax :	Band D	Lease Term:	from 26 January 2021 to 29 October 2197
Annual Estimate:	£866	Term	174 years
Title Number:	BB10348	Remaining:	
UPRN:	100022798207		

Local Area

Local Authority:	City Of Westminster
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	1000 mb/s

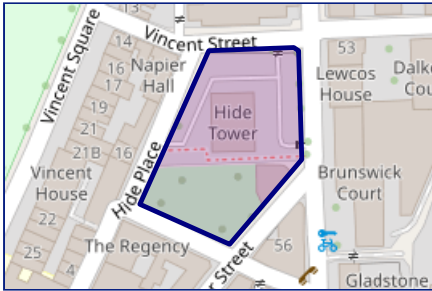
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

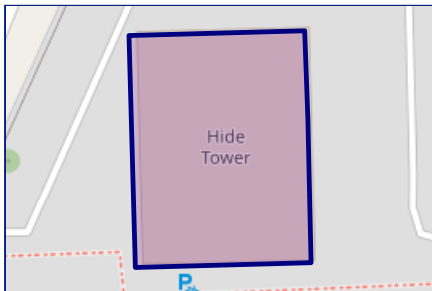


Freehold Title Plan



LN153099

Leasehold Title Plan



BB10348

Start Date: 25/01/2021
End Date: 29/10/2197
Lease Term: from 26 January 2021 to 29 October 2197
Term Remaining: 174 years

Gallery Photos



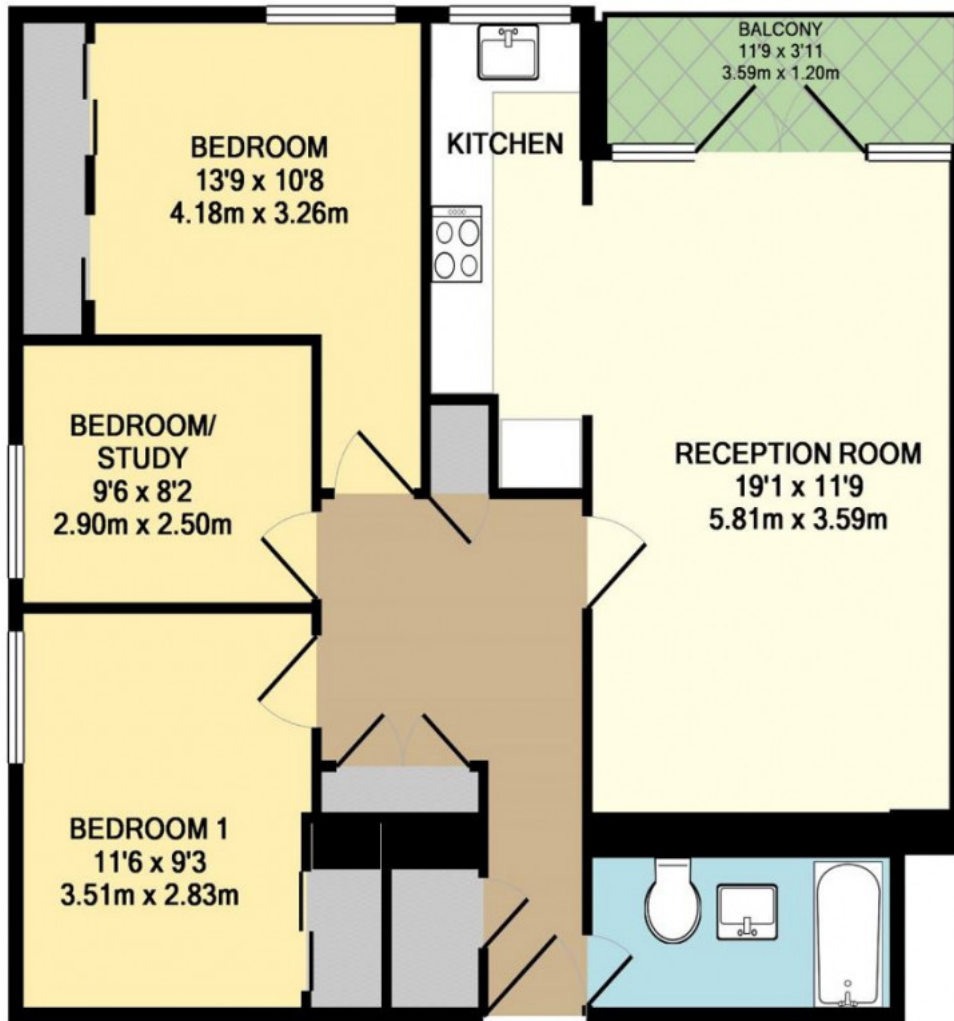
Gallery Photos



Gallery Photos



HIDE TOWER, REGENCY STREET, LONDON, SW1P



HIDE TOWER, WESTMINSTER, LONDON, SW1P
Measurements are approximate. Not to scale. Illustrative purposes only
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Property EPC - Certificate



Regency Street, SW1P

Energy rating

D

Valid until 30.07.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

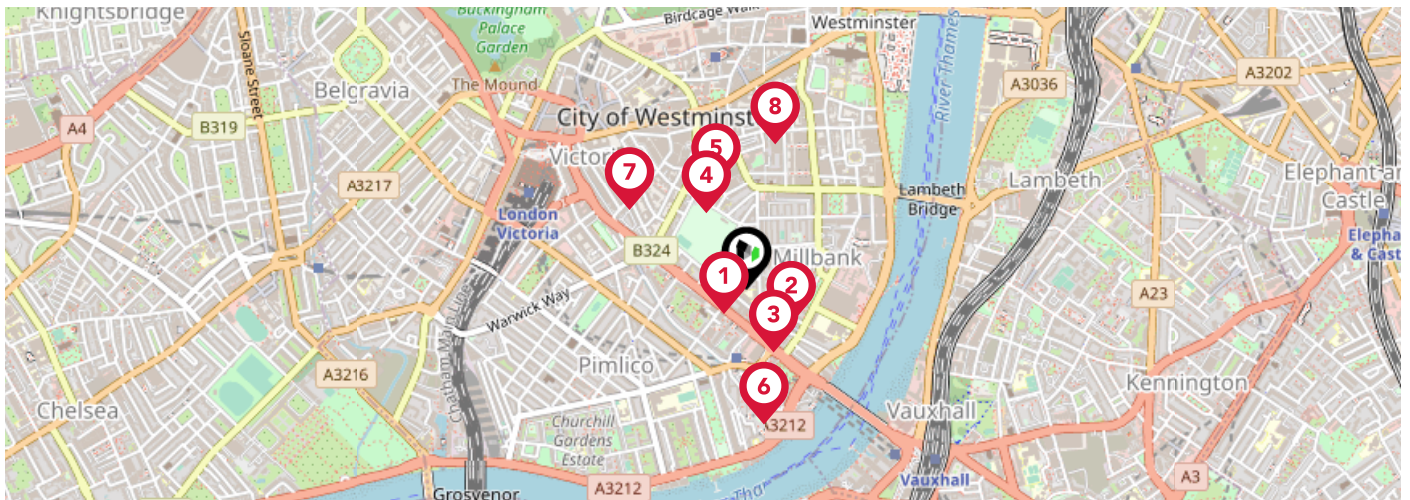
Property

EPC - Additional Data



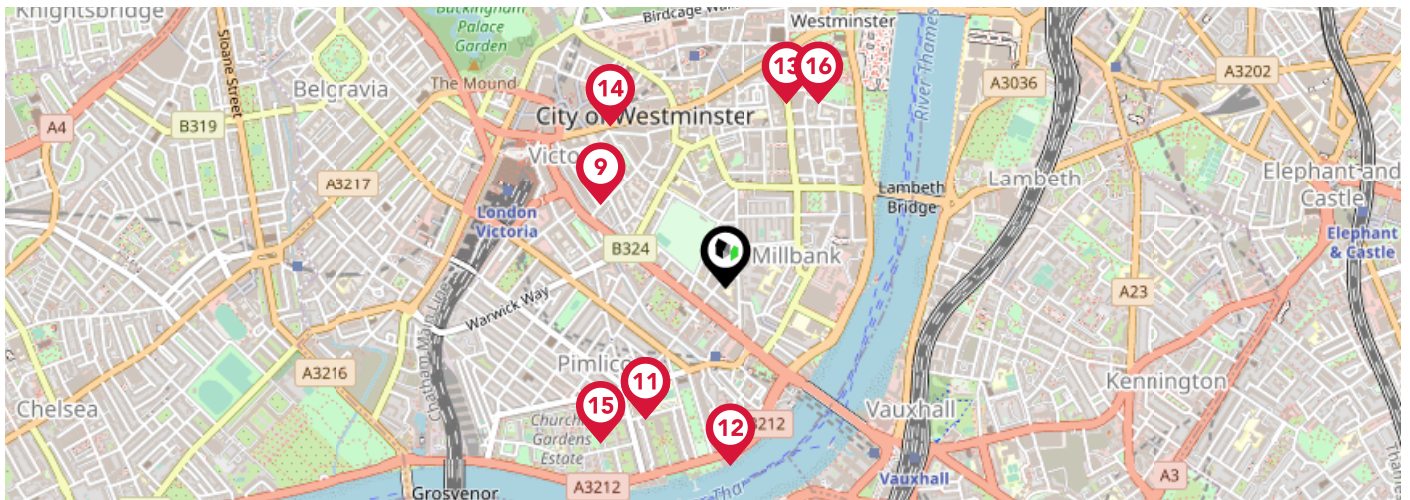
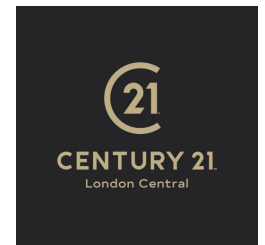
Additional EPC Data









Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Unknown
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	8th
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	System built, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Electric storage heaters
Main Heating Controls:	Manual charge control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	78 m ²



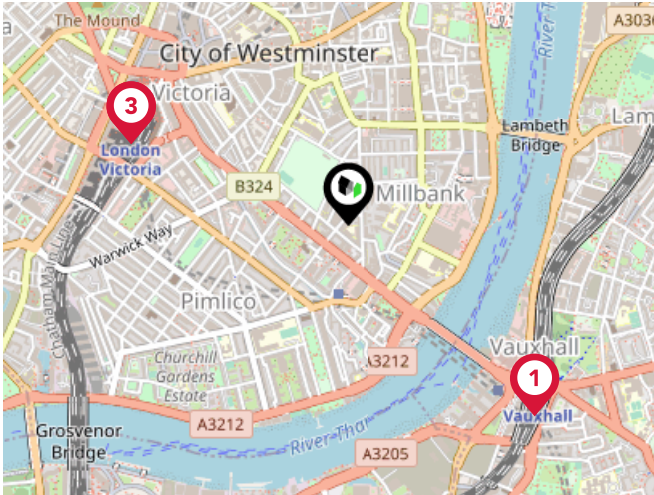
		Nursery	Primary	Secondary	College	Private
1	Westminster Under School Ofsted Rating: Not Rated Pupils: 279 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Millbank Academy Ofsted Rating: Outstanding Pupils: 330 Distance:0.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fairley House School Ofsted Rating: Not Rated Pupils: 194 Distance:0.16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Burdett-Coutts and Townshend Foundation CofE Primary School Ofsted Rating: Good Pupils: 159 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	The Grey Coat Hospital Ofsted Rating: Outstanding Pupils: 1070 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Westminster Cathedral RC Primary School Ofsted Rating: Good Pupils: 170 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Westminster Cathedral Choir School Ofsted Rating: Not Rated Pupils: 246 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 208 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



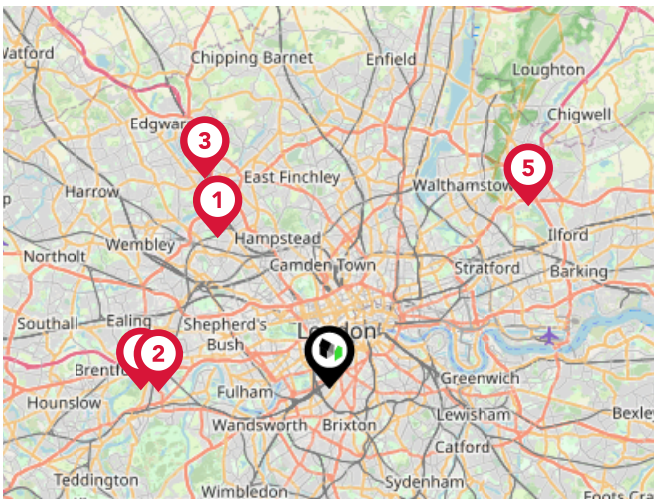
		Nursery	Primary	Secondary	College	Private
	St Vincent De Paul Catholic Primary School Ofsted Rating: Good Pupils: 200 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pimlico Primary Ofsted Rating: Outstanding Pupils: 289 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pimlico Academy Ofsted Rating: Good Pupils: 1189 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tachbrook Nursery School Ofsted Rating: Good Pupils: 60 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster Abbey Choir School Ofsted Rating: Not Rated Pupils: 28 Distance:0.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster City School Ofsted Rating: Good Pupils: 791 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Churchill Gardens Primary Academy Ofsted Rating: Good Pupils: 213 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster School Ofsted Rating: Not Rated Pupils: 759 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



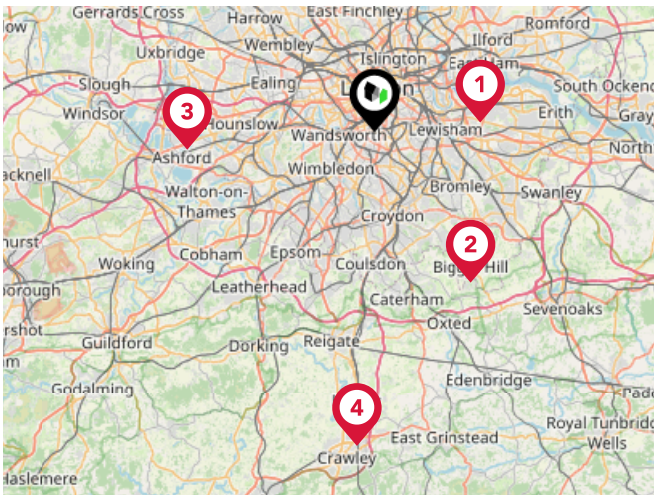
National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.61 miles
2	London Victoria Rail Station	0.54 miles
3	London Victoria Rail Station	0.54 miles



Trunk Roads/Motorways

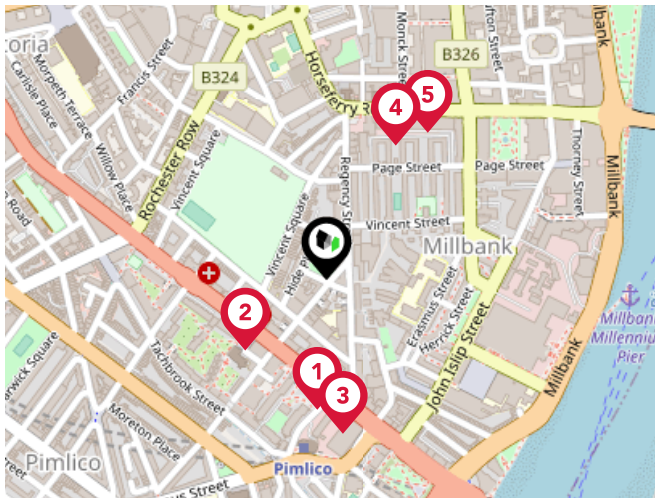
Pin	Name	Distance
1	M1 J1	6.96 miles
2	M4 J1	6.35 miles
3	M1 J2	9.03 miles
4	M4 J2	7.02 miles
5	M11 J4	9.91 miles



Airports/Helipads

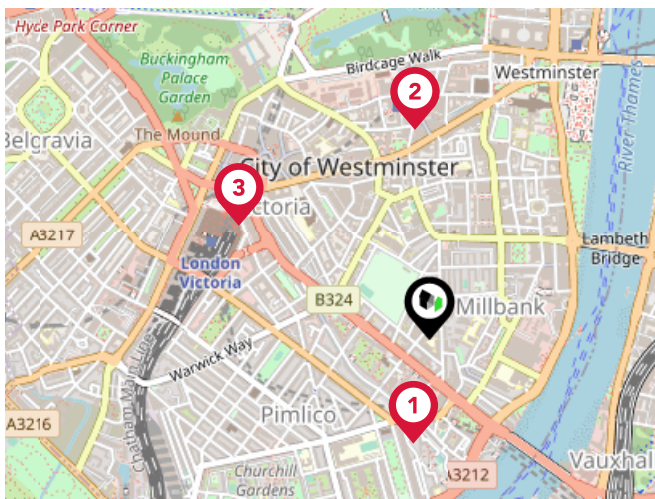
Pin	Name	Distance
1	London City Airport	7.91 miles
2	Biggin Hill Airport	13.18 miles
3	London Heathrow Airport	13.84 miles
4	London Gatwick Airport	23.27 miles

Area Transport (Local)



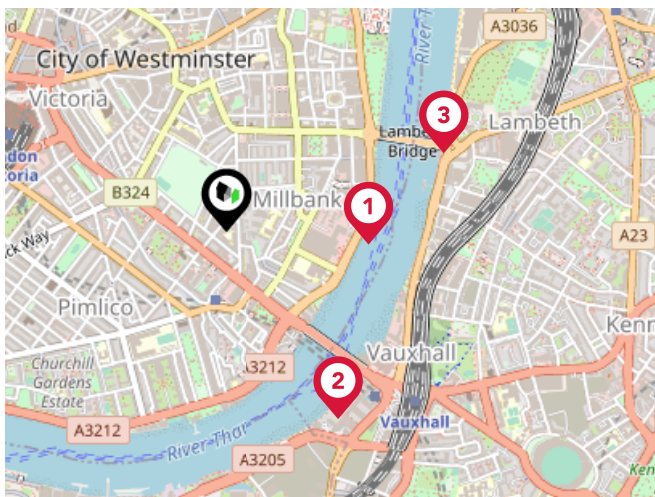
Bus Stops/Stations

Pin	Name	Distance
1	Pimlico	0.15 miles
2	Stanford Street	0.12 miles
3	Pimlico	0.18 miles
4	Marsham Street	0.17 miles
5	Marsham Street	0.21 miles



Local Connections

Pin	Name	Distance
1	Pimlico Underground Station	0.24 miles
2	St. James's Park Underground Station	0.48 miles
3	Victoria Underground Station	0.51 miles



Ferry Terminals

Pin	Name	Distance
1	Millbank Pier	0.33 miles
2	Vauxhall St George Wharf Pier	0.5 miles
3	Lambeth Pier	0.53 miles



Century21

GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



Roger Collings

57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office
Agency

