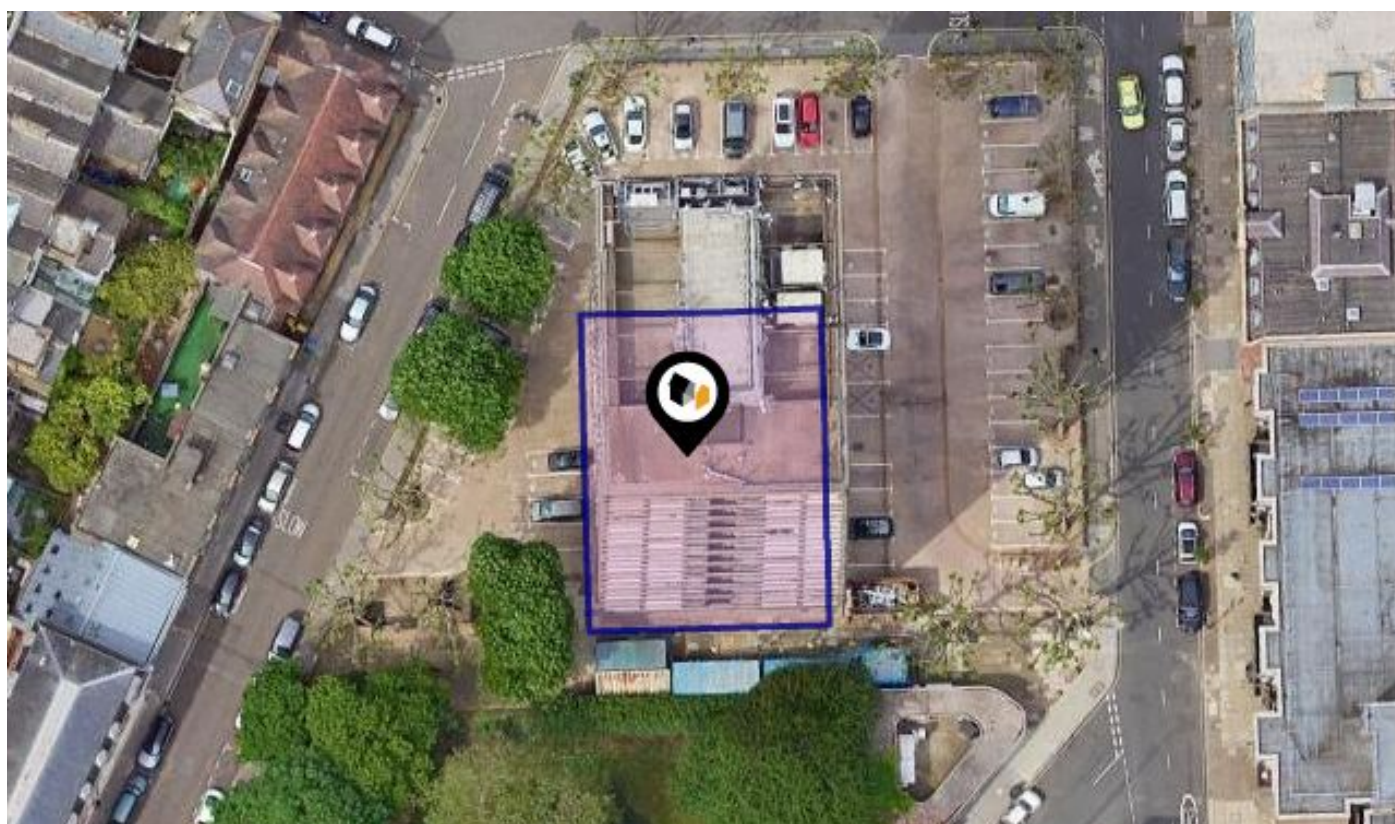


See More Online

KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

Wednesday 08th January 2025



HIDE TOWER, REGENCY STREET, LONDON, SW1P

Rental Price pcm : £4,200

Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

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www.century21uk.com



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Lettings Intelligence

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. Available 6th March 2025 The price guide for this remarkable property is £4,200 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. Suitable for a family or three sharers as the property has an HMO License. Contact us today to arrange a viewing and experience the convenience that Hide Tower has to offer. VIDEO AVAILABLE. Available 6th March 2025



Property

Type:	Flat / Maisonette	Asking Price:	£4,200
Bedrooms:	3	Rental Price pcm:	£4,200
Floor Area:	839 ft ² / 78 m ²	Yield:	1200 %
Plot Area:	0.14 acres	Tenure:	Leasehold
Year Built :	1950-1966	Start Date:	25/01/2021
Council Tax :	Band D	End Date:	29/10/2197
Annual Estimate:	£975	Lease Term:	from 26 January 2021 to 29 October 2197
Title Number:	BB10348	Term Remaining:	172 years

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 **1000**
mb/s mb/s



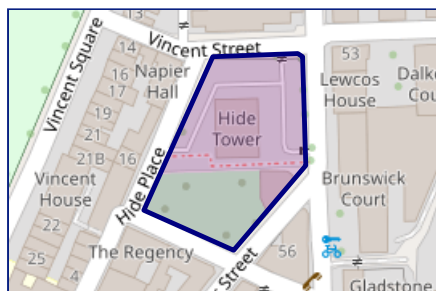
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

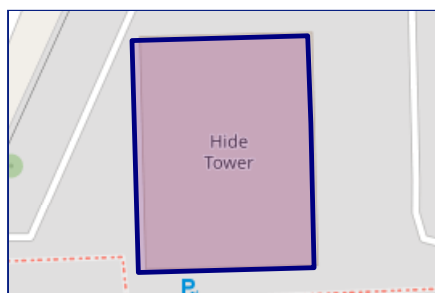


Freehold Title Plan



LN153099

Leasehold Title Plan



BB10348

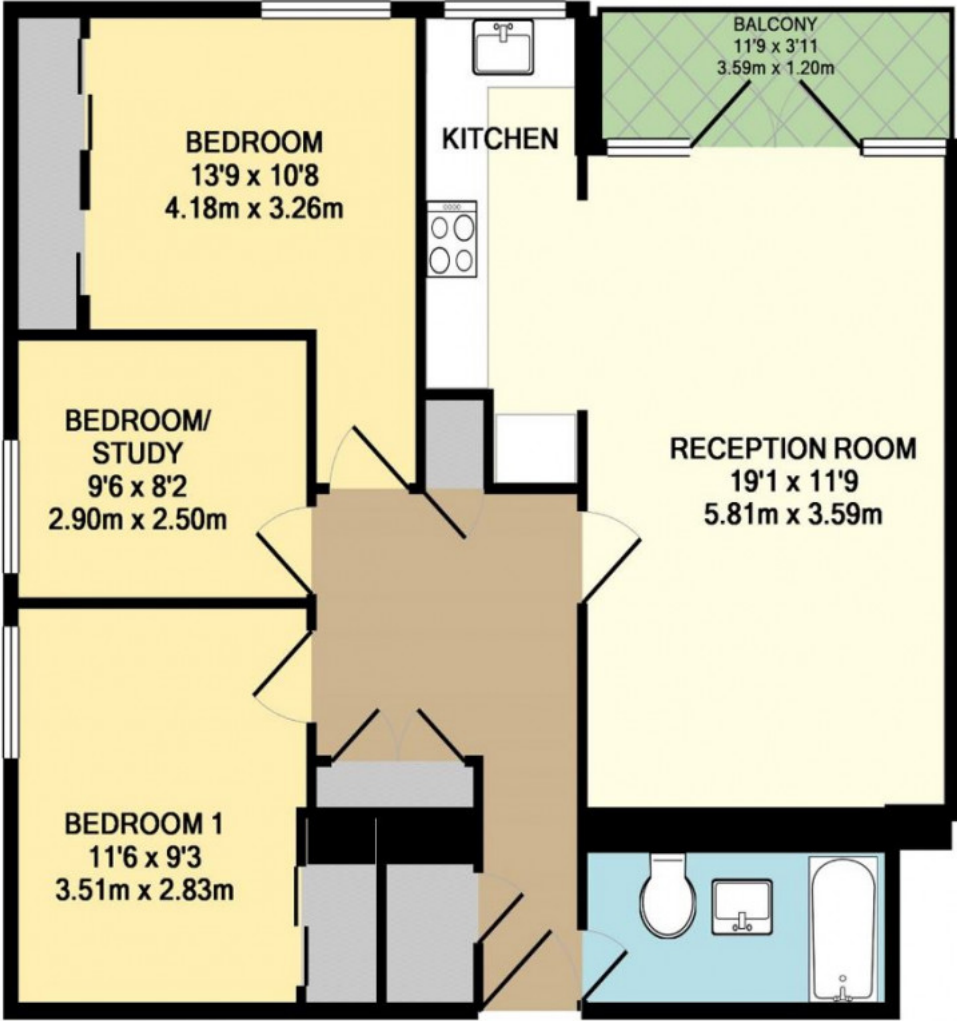
Start Date: 25/01/2021
End Date: 29/10/2197
Lease Term: from 26 January 2021 to 29 October 2197
Term Remaining: 172 years





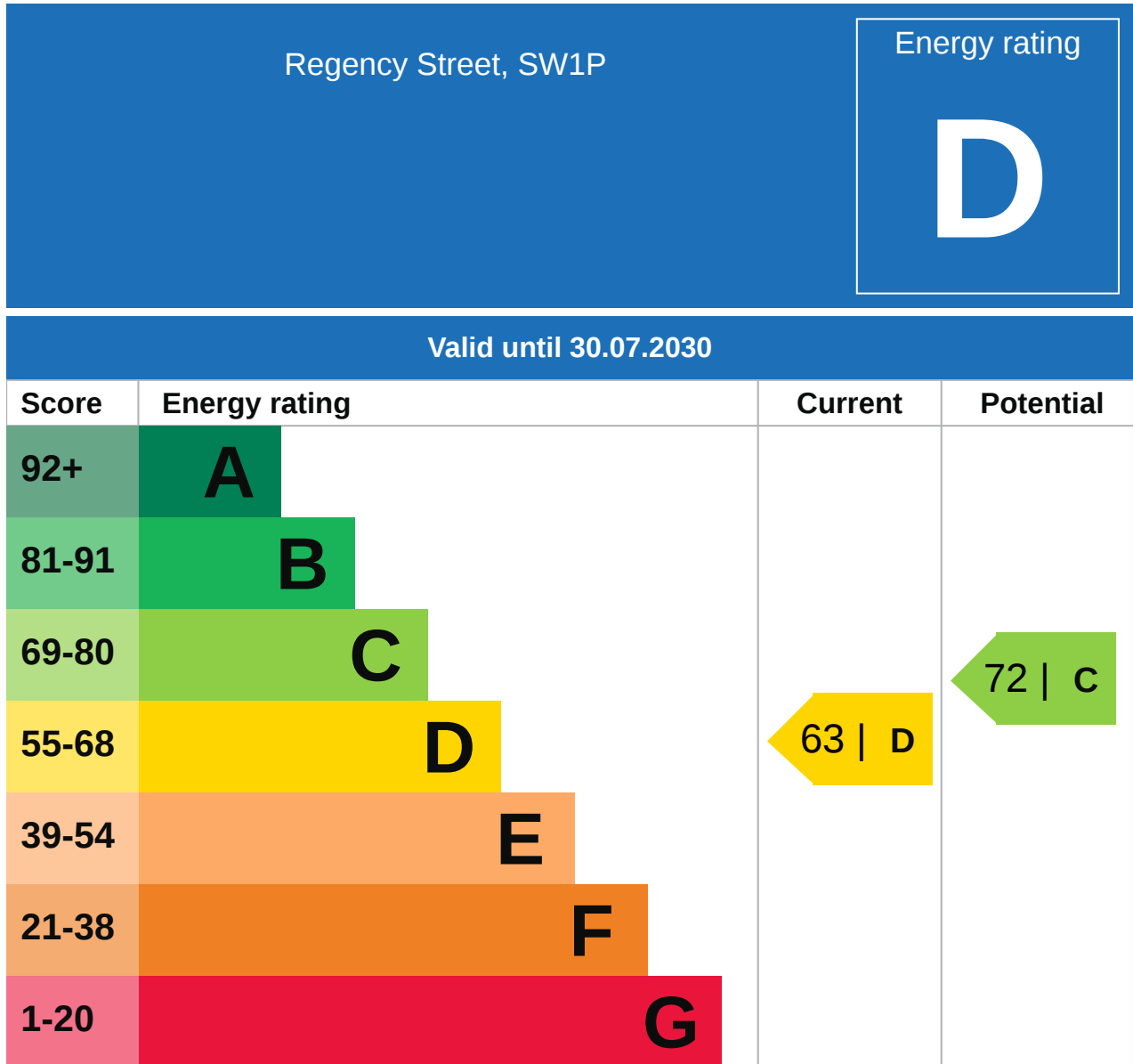


HIDE TOWER, REGENCY STREET, LONDON, SW1P



HIDE TOWER, WESTMINSTER, LONDON, SW1P
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2016



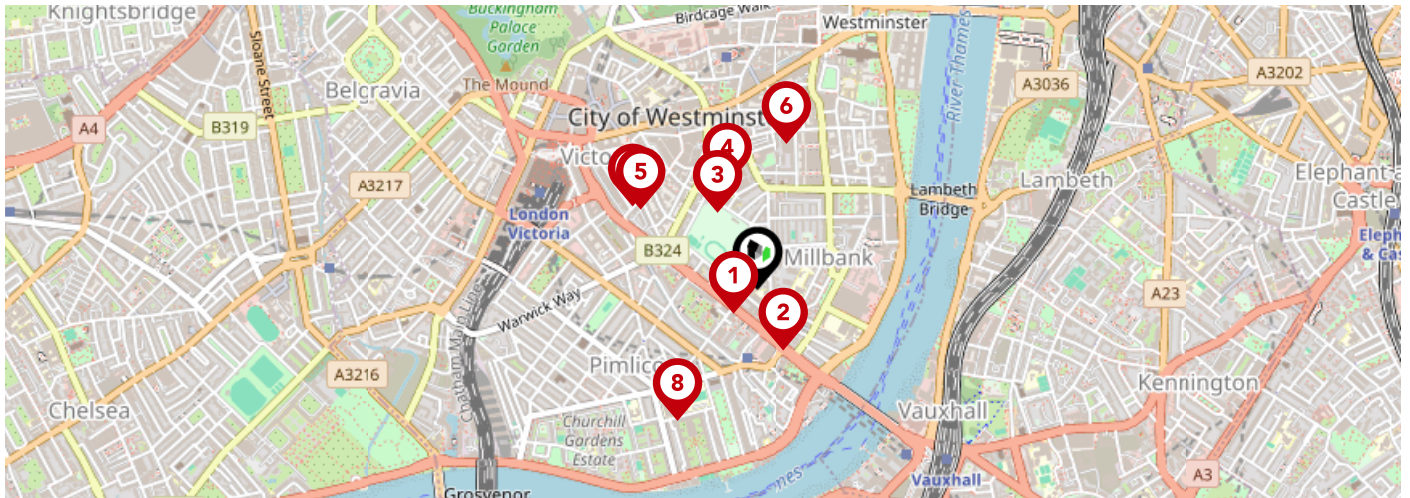


Property

EPC - Additional Data

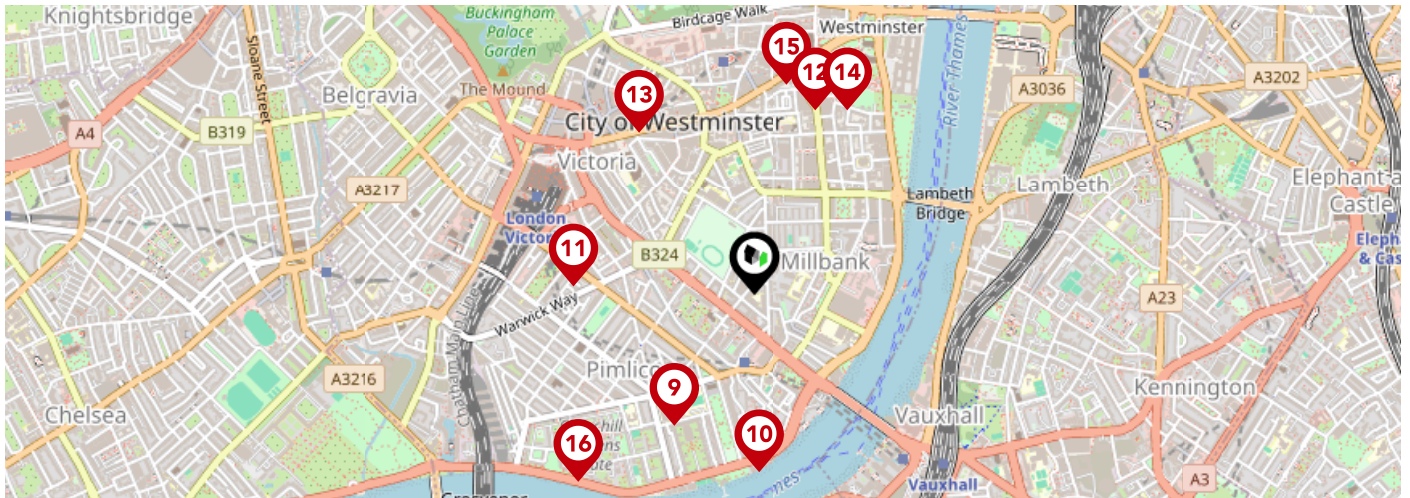
Additional EPC Data

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



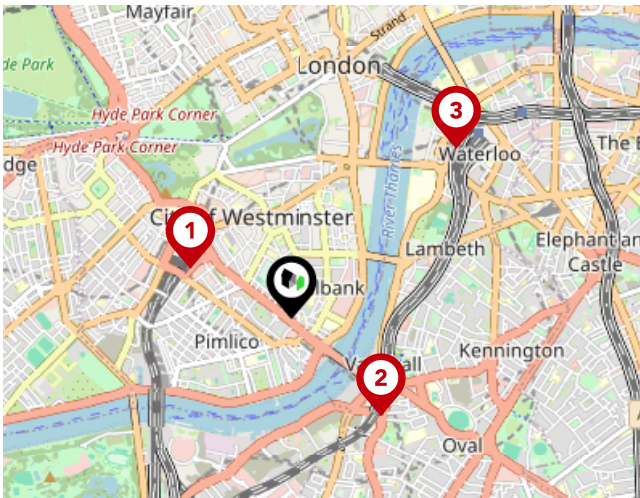
		Nursery	Primary	Secondary	College	Private
1	Westminster Under School Ofsted Rating: Not Rated Pupils: 284 Distance:0.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Fairley House School Ofsted Rating: Not Rated Pupils: 212 Distance:0.15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Burdett-Coutts and Townshend Foundation CofE Primary School Ofsted Rating: Good Pupils: 145 Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Grey Coat Hospital Ofsted Rating: Outstanding Pupils: 1131 Distance:0.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Westminster Cathedral Choir School Ofsted Rating: Not Rated Pupils: 270 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Matthew's School, Westminster Ofsted Rating: Good Pupils: 159 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Vincent De Paul Catholic Primary School Ofsted Rating: Good Pupils: 213 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Pimlico Primary Ofsted Rating: Outstanding Pupils: 352 Distance:0.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



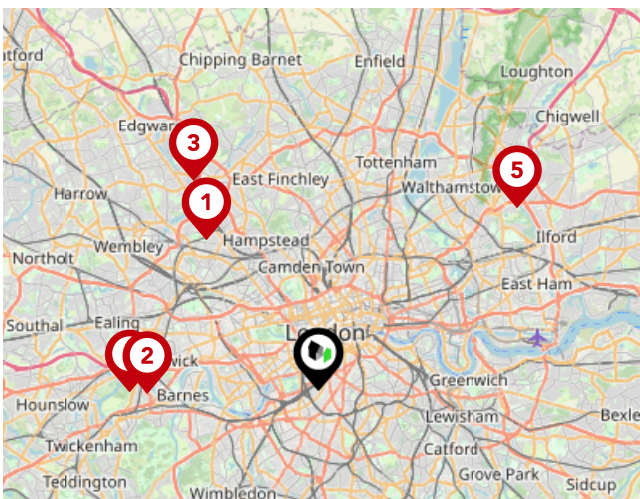
		Nursery	Primary	Secondary	College	Private
9	Pimlico Academy Ofsted Rating: Good Pupils: 1113 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Tachbrook Nursery School Ofsted Rating: Good Pupils: 55 Distance:0.41	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Eaton Square Prep School Ofsted Rating: Not Rated Pupils: 259 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Westminster Abbey Choir School Ofsted Rating: Not Rated Pupils: 29 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Westminster City School Ofsted Rating: Good Pupils: 784 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Westminster School Ofsted Rating: Not Rated Pupils: 771 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Harris Westminster Sixth Form Ofsted Rating: Outstanding Pupils: 600 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Gabriel's CofE Primary School Ofsted Rating: Good Pupils: 167 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



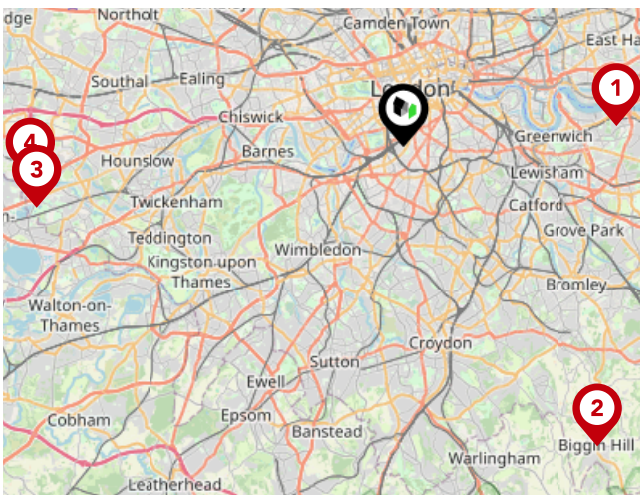
National Rail Stations

Pin	Name	Distance
1	London Victoria Rail Station	0.52 miles
2	Vauxhall Rail Station	0.61 miles
3	London Waterloo Rail Station	1.09 miles



Trunk Roads/Motorways

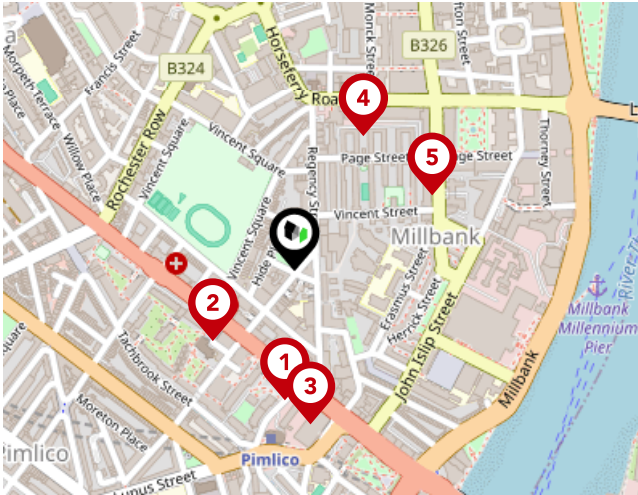
Pin	Name	Distance
1	M1 J1	6.96 miles
2	M4 J1	6.35 miles
3	M1 J2	9.03 miles
4	M4 J2	7.02 miles
5	M11 J4	9.91 miles



Airports/Helipads

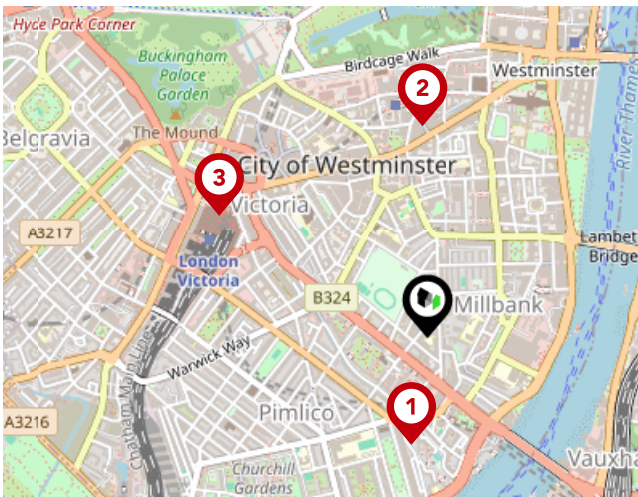
Pin	Name	Distance
1	Silvertown	7.91 miles
2	Leaves Green	13.18 miles
3	Heathrow Airport Terminal 4	13.76 miles
4	Heathrow Airport	13.84 miles

Area Transport (Local)



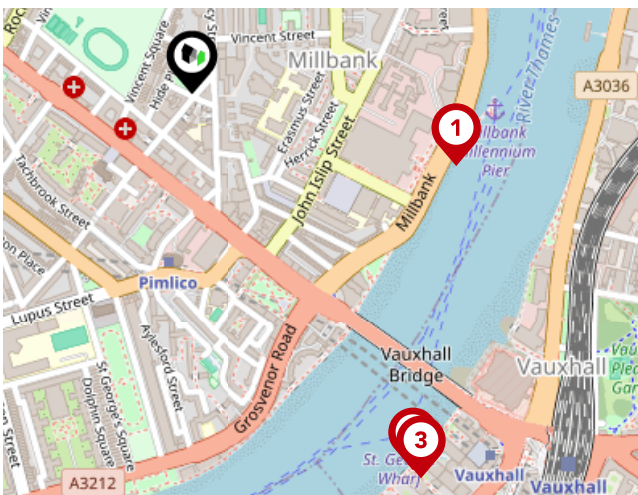
Bus Stops/Stations

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



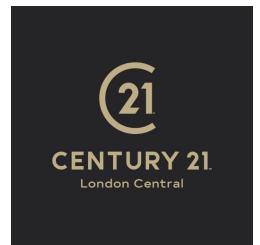
Local Connections

Pin	Name	Distance
1	Pimlico Underground Station	0.25 miles
2	St. James's Park Underground Station	0.49 miles
3	Victoria Underground Station	0.56 miles



Ferry Terminals

Pin	Name	Distance
1	Millbank Pier	0.32 miles
2	Vauxhall St George Wharf Pier	0.5 miles
3	Vauxhall St. George Wharf Pier	0.52 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%.

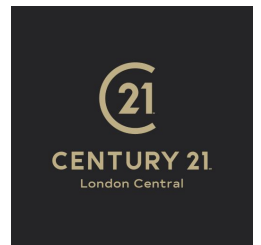


Roger Collings

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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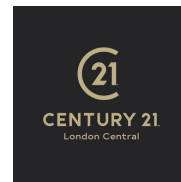
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UK Government

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

