



WHITEHALL, VICTORIA, SW1A
£2,100,000 LEASEHOLD

Winkworth



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An Impressive and fully refurbished two bedroom flat set on the first floor of the apartment building with direct views down onto Whitehall and close to Trafalgar Square.

Whitehall is the famous processional route of the Royal family, with year on year celebrations such as Remembrance Day and Trooping the Colour and changing of the guard, passing directly by.

The property is within close proximity of famous London landmarks, such as 10 Downing Street, Buckingham Palace, St James's Park, Strand, The Embankment, Parliament Square and Westminster Abbey.

The apartment has a 29ft reception room with the modern kitchen off it. This makes the property roomier with its 11ft ceilings. There are two double bedrooms both with good storage and en suite bathrooms.

Furthermore, there is a utility room, incorporating a guest shower-room. The reception and master bedroom allow a grandstand view for the regular State and Military Pageantry that pass along Whitehall.

The specifications include air-con, electric blinds, mood lighting in the reception room, Corian surfaces in the bathrooms and kitchen, wooden flooring and under-floor heating.

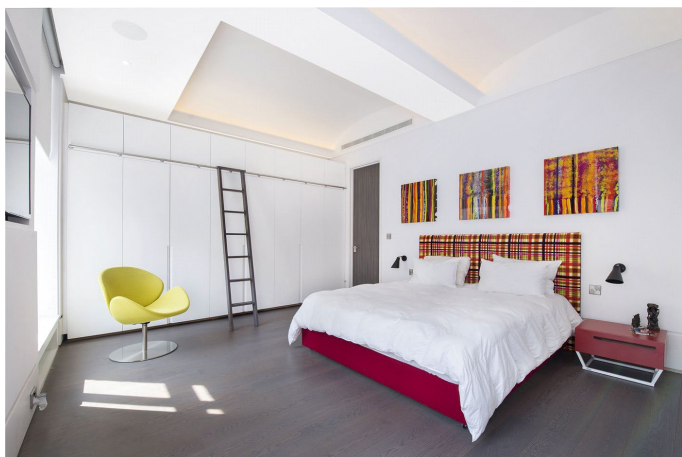
There is abundant bedroom and kitchen storage and a large bespoke bookcase in the reception.

Lease Approx. 101 years remaining

Service charge: Approx. £4,000 p/a

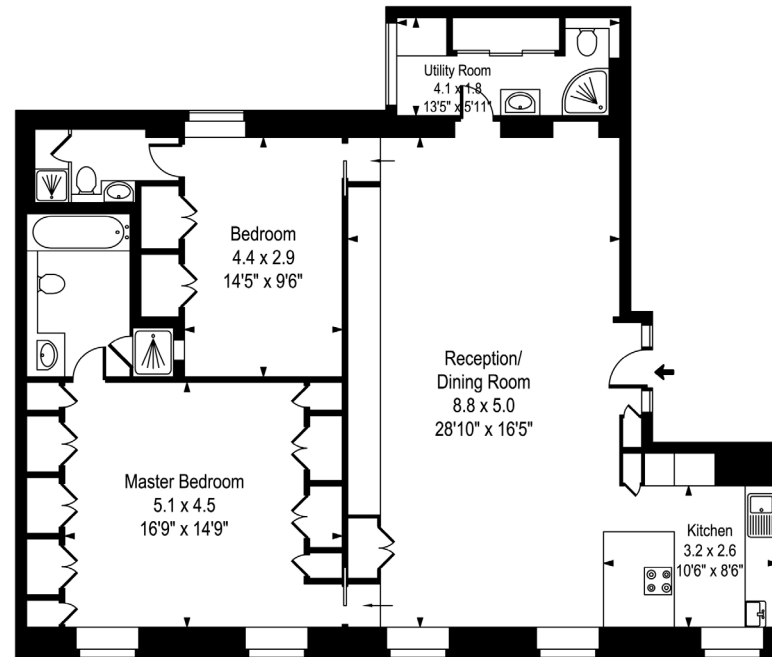
Ground Rent: Approx. £250 p/a.

Council Tax: Band G





Whitehall, 16 Trafalgar Square London, SW1Y



First Floor

Approx Gross Internal Area 1345 Sq Ft - 124.92 Sq M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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