

1 Bed Flat In Norfolk House Regency Street, London, SW1P 4BD £395,000





## SHORT DESCRIPTION

Property Ref: 14388 A Perfect Central London Pied-à-terre For sale is this impressive one bed flat in the heart of Westminster. The property is part of a stunning Grade II listed mansion block, built in 1903, with its foundation stone laid by the then Prince of Wales. The building is crafted from red Leicester brick with Art Nouveau detailing and features original timber sash windows. Recently refurbished with a Victorian botanical theme, the flat features bespoke furniture and design optimized for storage and convenience. The flat is equipped with modern appliances throughout. The kitchen boasts an induction hob, combi oven, plate warmer, fridge freezer, and dishwasher, providing top of the line functionality for cooking and dining. In addition, a hidden utility space includes a washer dryer and designated drying space. The bathroom has underfloor heating, a heated towel rail, as well as an LED backlit mirror cabinet. The flat is fitted with Philips Hue lighting, Alexa controlled smart speakers and a smart thermostat offering customizable ambiance and smart home convenience. The property is serviced by super fast optic broadband. The flat boasts exceptionally low running costs, with minimal council tax, service charges, and heating expenses and is eligible for an on street parking permit and a 90 percent discount on the congestion charge. Despite its central location, the flat is incredibly quiet, as it overlooks a tranquil, enclosed garden with wisteria covered trellises. The flat is nestled in a leafy residential area in Westminster in the proximity of Vincent Square, home to Westminster Schools playing fields, the Royal Horticultural Societys Lindley Libraries, and the Macedonian Embassy. Just a stones throw away, you will find an abundance of amenities. Sainsburys, the nearest supermarket, is only a 4 minute walk away. Regency Street offers local conveniences such as The Royal Oak Pub, Regency Cafe, a barber, a laundrette, and an off license all within a 5 minute walk. Nearby Horseferry Road hosts several small cafes, while food lovers can enjoy the street food markets at Stratton Ground and Tachbrook Street, both less than a 10 minute walk away. For drivers, the local BP petrol station is just a 2 minute drive. Situated in the heart of Central London, the property is impressively well connected. To the rest of Central London: Pimlico Station (Victoria Line): 8 minute walk St. James Park Station (Circle & District Lines): 9 minute walk Westminster Station (Jubilee, Circle & District Lines): 17 minute walk To famous landmarks: St. James Park: 13 minute walk Houses of Parliament: 13 minute walk Westminster Cathedral: 10 minute walk Tate Britain: 9 minute walk To wider transport connections: Victoria Coach Station: 20 minute walk Euston Train Station: 21 minutes by tube Heathrow Airport: 1 hour by tube Property Type: Flat Full selling price: £395000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 173 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £724.08 Council tax band: B EPC rating: C Measurement: 322.917 sq.ft. Outside Space: NA Parking: Permit Heating Type: Gas Central Heating, Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied... -----

1

Bed Room(s)

1

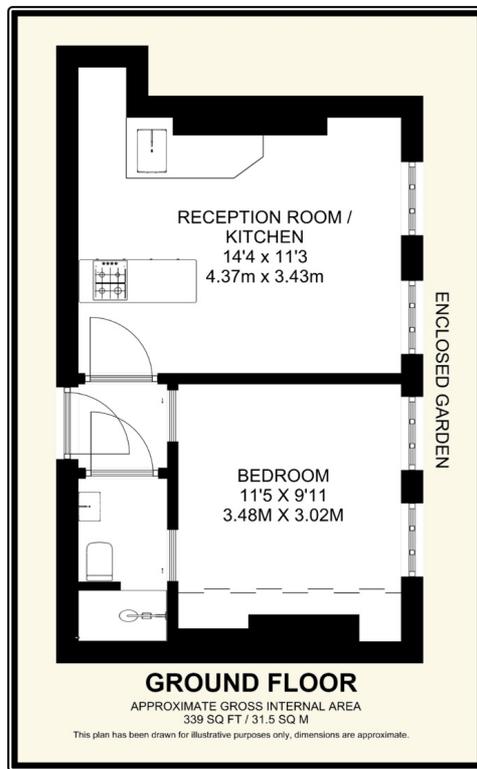
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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