

35 Buckingham Gate Westminster, London, SW1E 6PA

If one is looking to acquire a small Central London pied a terre in a smart private block in a first class location, then look no further. The price point here is entry level for any property in SW1, and there are many attributes to be enjoyed including a very long lease and a low service charge. Buckingham Gate lies a few minutes walk from St James Park, Buckingham Palace and Victoria Street. The flat is ready to move into and on the top floor of this smart well run block with a lift and a caretaker. With a potential rental yield of 8% on a long let, it also represents an excellent addition to any portfolio.

Lease : 985 years unexpired

Service charge : £2683.72 for the current year

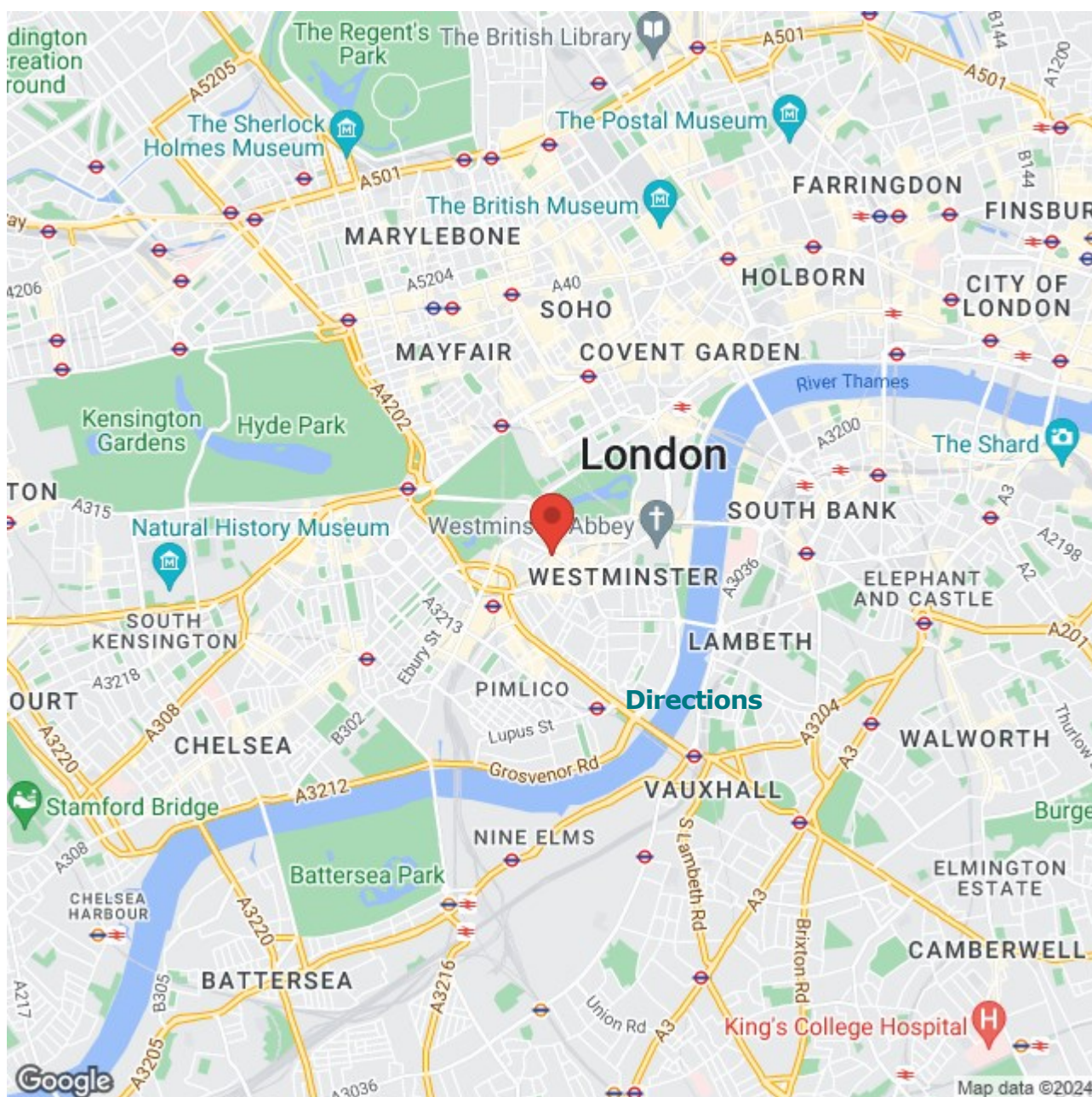
£350,000

35 Buckingham Gate

Westminster, London, SW1E 6PA



- Top floor
- Perfect pied a terre
- Low Service charges
- Caretaker
- Ready to move into
- Superb location
- Electric heating
- Access to roof terrace
- Very long lease
- Lift



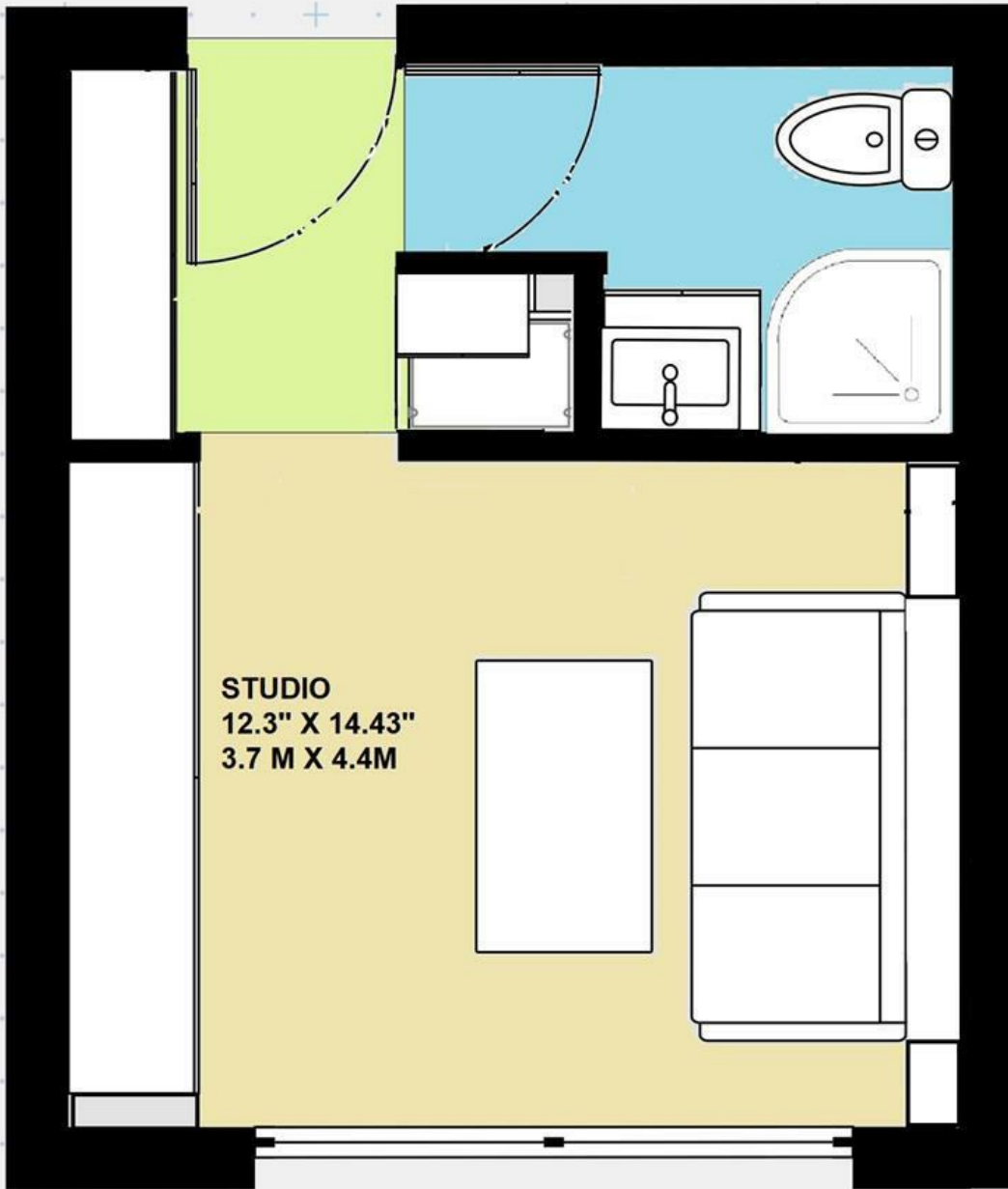


Floor Plan



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EST 177.48 sq ft
4th FLOOR (TOP)



* All measurements and plans are not to scale and are estimates for illustration purposes only and do not form part of the agreed contract of sale.

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