

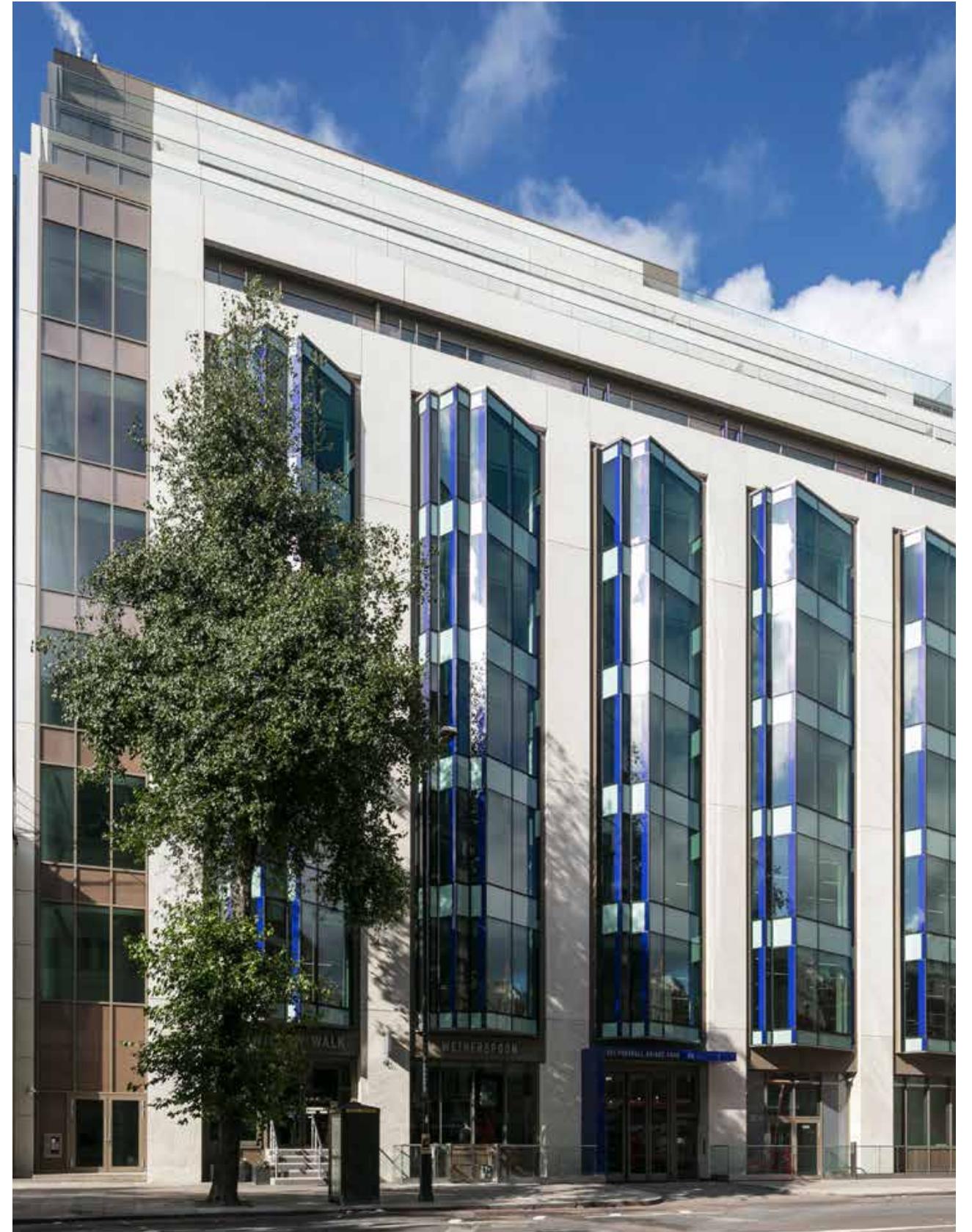
BELGRAVIA GREEN
WESTMINSTER PARK
ST. JAMES'S MAYFAIR **295** CHELSEA SLOANE SQUARE
VICTORIA
BUCKINGHAM PALACE
ST. JAMES'S PARK PIMLICO

RESIDE AT THE HEART OF THEM ALL

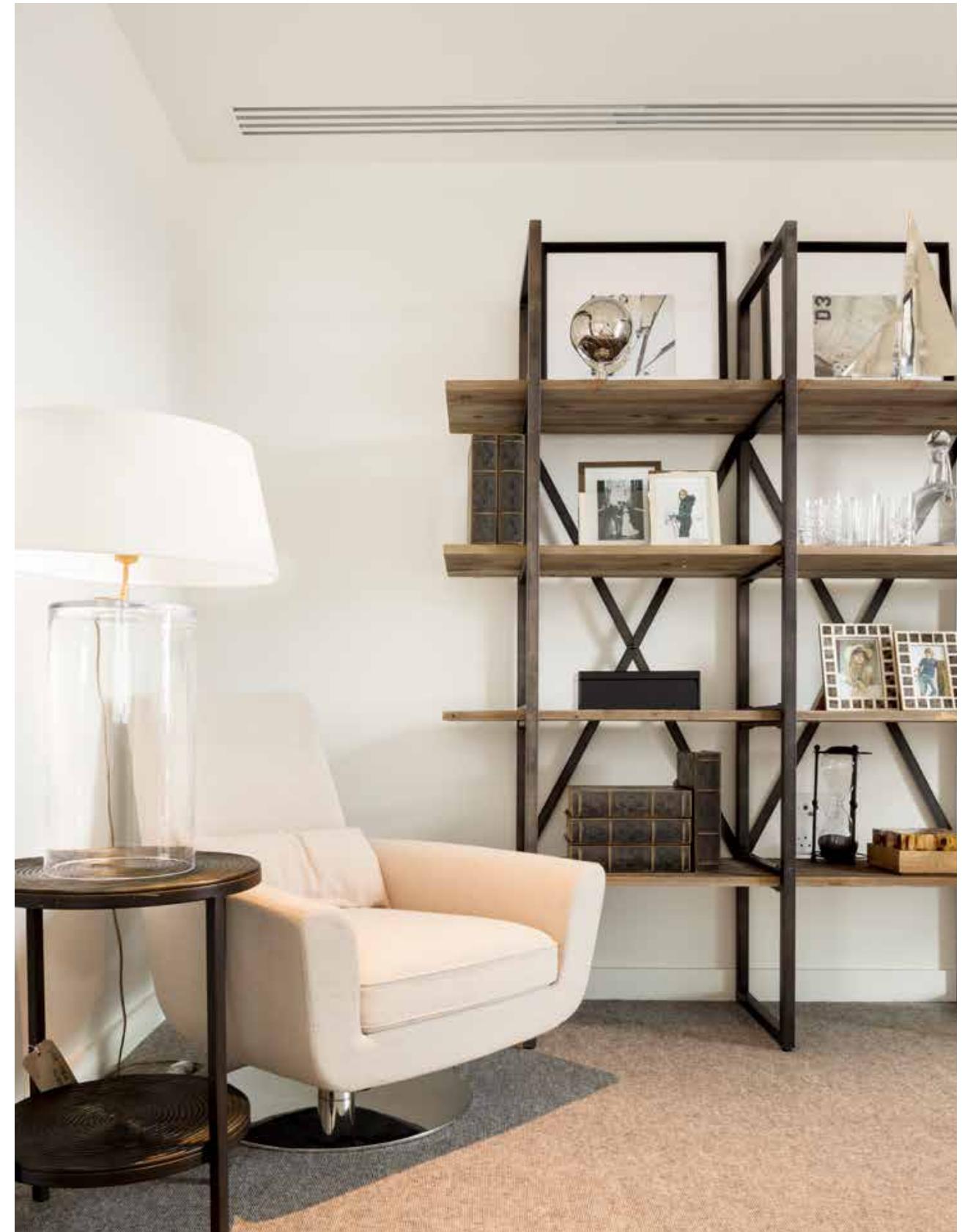
ST. JAMES'S
MAYFAIR
BUCKINGHAM
PALACE
ST. JAMES'S
PARK
PIMLICO
ST. JAMES'S
MAYFAIR
CHelsea
SLOANE
SQUARE
WESTMINSTER
PARK
BELGRAVIA
GREEN

Reside at the heart of them all

FOURTEEN NEWLY DEVELOPED APARTMENTS IN THE HEART OF VICTORIA EACH WITH ITS OWN PRIVATE TERRACE. APARTMENTS RANGE FROM ONE TO THREE BEDROOMS INCLUDING A STUNNING PENTHOUSE OCCUPYING THE ENTIRE NINTH FLOOR.



THE APARTMENTS BENEFIT FROM OPEN PLAN LIVING SPACE WITH FULL-HEIGHT OAK-FRAMED GLAZING OFFERING PANORAMIC VIEWS OF LONDON. ALL APARTMENTS HAVE A UTILITY ROOM WITH SEPARATE WASHER AND DRYER. ALL LIVING, DINING AND KITCHEN SPACES HAVE OAK ENGINEERED FLOORING WITH CARPET TO BEDROOMS AND TILES TO BATHROOMS AND UTILITY ROOMS.





THE INTERIOR

ALL APARTMENT KITCHENS ARE CUSTOM-BUILT BY COMMODORE IN A GLOSSY LACQUERED FINISH, INCLUDING BUILT-IN BOSCH APPLIANCES EXCEPT FOR THE PENTHOUSE WHERE THEY ARE MIELE AND BRUSHED STAINLESS STEEL SINKS AND TAPS. MOST KITCHENS HAVE A RAISED BAR AREA WITH SEATING AND PENDANT LIGHTS. THE APARTMENTS FEATURE AIR-CONDITIONING AND UNDERFLOOR HEATING WITH FITTED WARDROBES TO ALL BEDROOMS.



1. Bathroom
2. Room with a view
3. Living room

- 1. Study room
- 2. High end specification
- 3. Double bedroom
- 4. Open kitchen area
- 5. Terraces





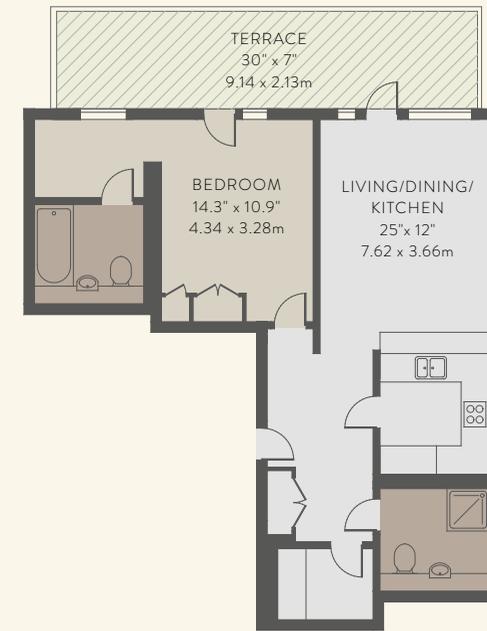
THE AMENITIES

295 VICTORIA BENEFITS FROM 24 HOUR SECURITY, PASSENGER LIFT, BICYCLE STORAGE AND UNDERGROUND PARKING WHICH IS AVAILABLE BY SEPARATE NEGOTIATION.



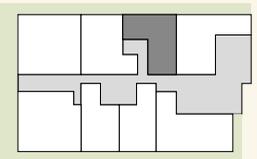
ONE BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 1	7	70.4	758

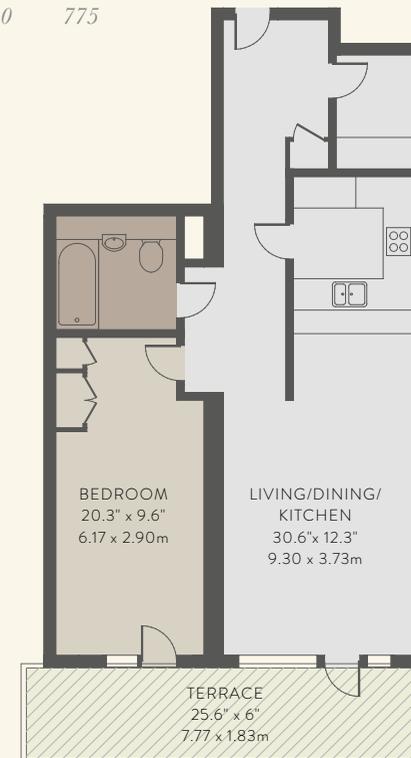


KEY

	LIVING/KITCHEN
	BATHROOM/ENSUITE
	BEDROOM
	TERRACE

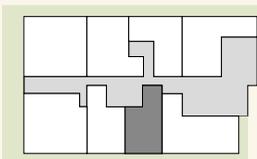


APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 4	7	72.0	775



KEY

	LIVING/KITCHEN
	BATHROOM/ENSUITE
	BEDROOM
	TERRACE

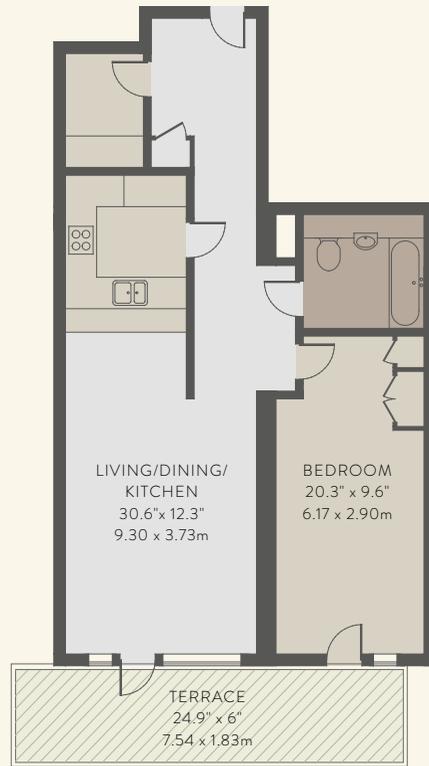


Floor plans are not to scale, for indicative purposes only.

295victoriacom

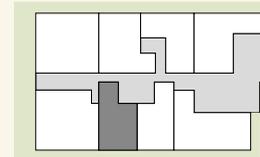
ONE BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 5	7	72.0	775



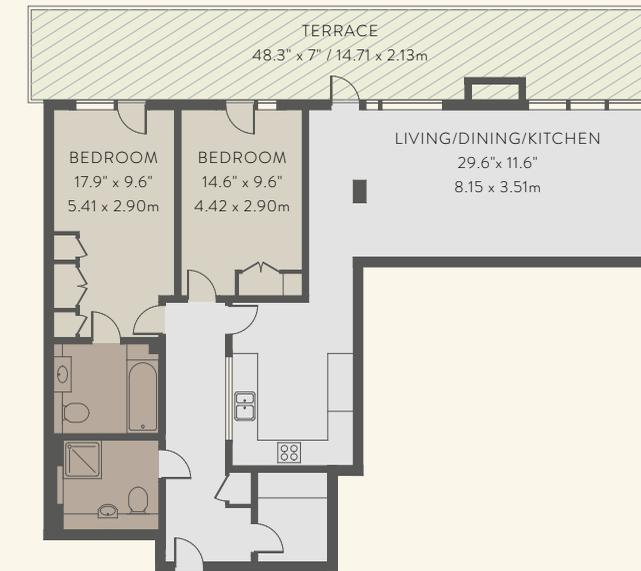
KEY

	LIVING/KITCHEN
	BATHROOM/ENSUITE
	BEDROOM
	TERRACE



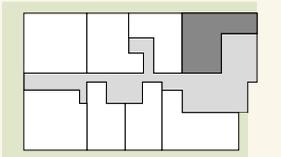
TWO BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 2	7	98.0	1,055

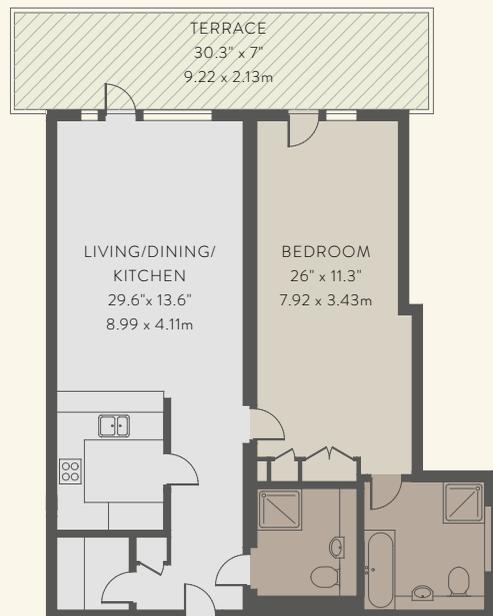


KEY

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	BATHROOM/ENSUITE
	BEDROOM
	TERRACE

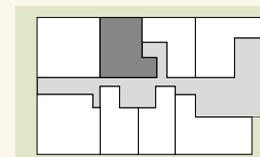


APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 8	7	87.0	936



KEY

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	BEDROOM
	TERRACE

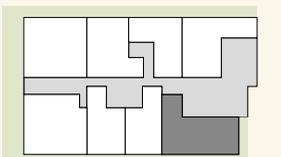


APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 3	7	104.1	1,121



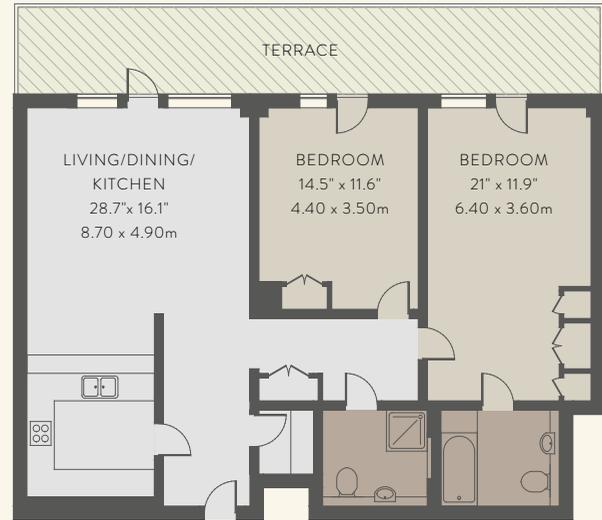
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	BATHROOM/ENSUITE
	BEDROOM
	TERRACE



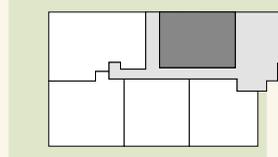
TWO BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 9	8	104.6	1,125



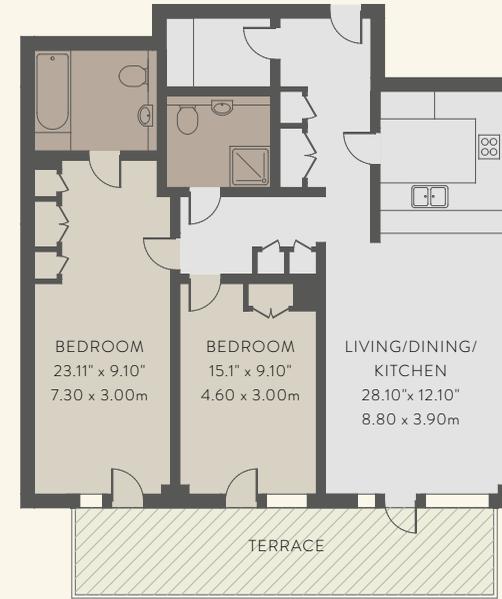
KEY

[Light Blue Box]	LIVING/KITCHEN
[Brown Box]	BATHROOM/ENSUITE
[Light Green Box]	BEDROOM
[Hatched Box]	TERRACE



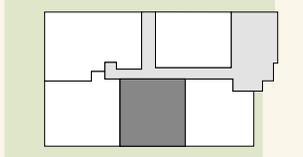
TWO BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 11	8	100.5	1,081

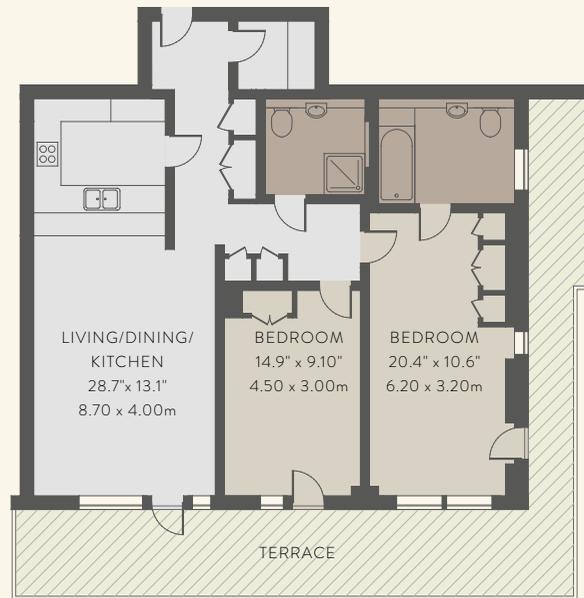


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[Light Green Box]	BEDROOM
[Hatched Box]	TERRACE

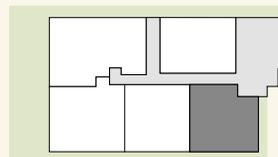


APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 10	8	97.4	1,048



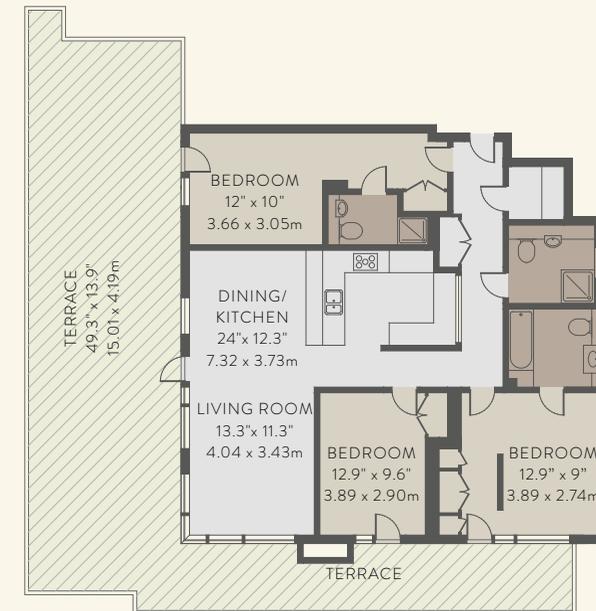
KEY

[Light Blue Box]	LIVING/KITCHEN
[Brown Box]	BATHROOM/ENSUITE
[Light Green Box]	BEDROOM
[Hatched Box]	TERRACE



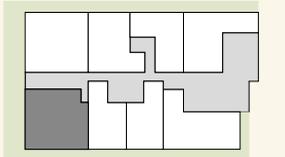
THREE BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 6	7	119.5	1,286



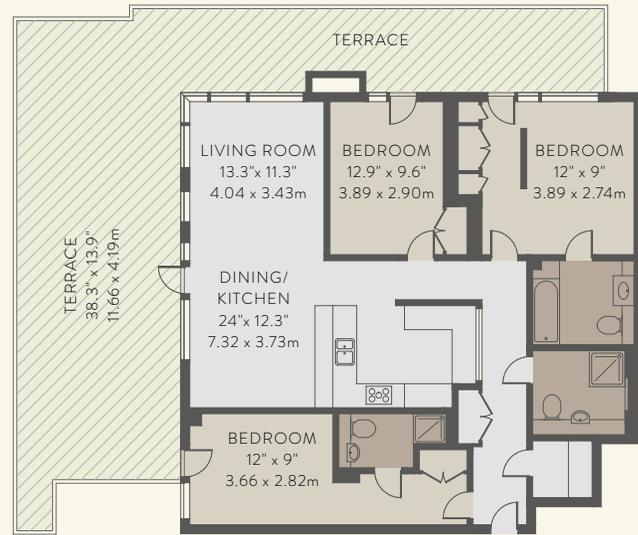
KEY

[Light Blue Box]	LIVING/KITCHEN
[Brown Box]	BATHROOM/ENSUITE
[Light Green Box]	BEDROOM
[Hatched Box]	TERRACE



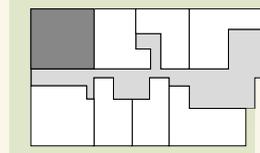
THREE BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 7	7	72.7	782



KEY

- LIVING/KITCHEN
- BATHROOM/ENSUITE
- BEDROOM
- TERRACE



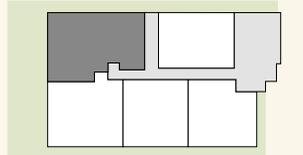
THREE BEDROOM

APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 13	8	132.7	1,429



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- BATHROOM/ENSUITE
- BEDROOM
- TERRACE

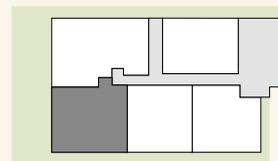


APARTMENT NO.	FLOOR	SQ M	SQ FT
Flat 12	8	127.4	1,371

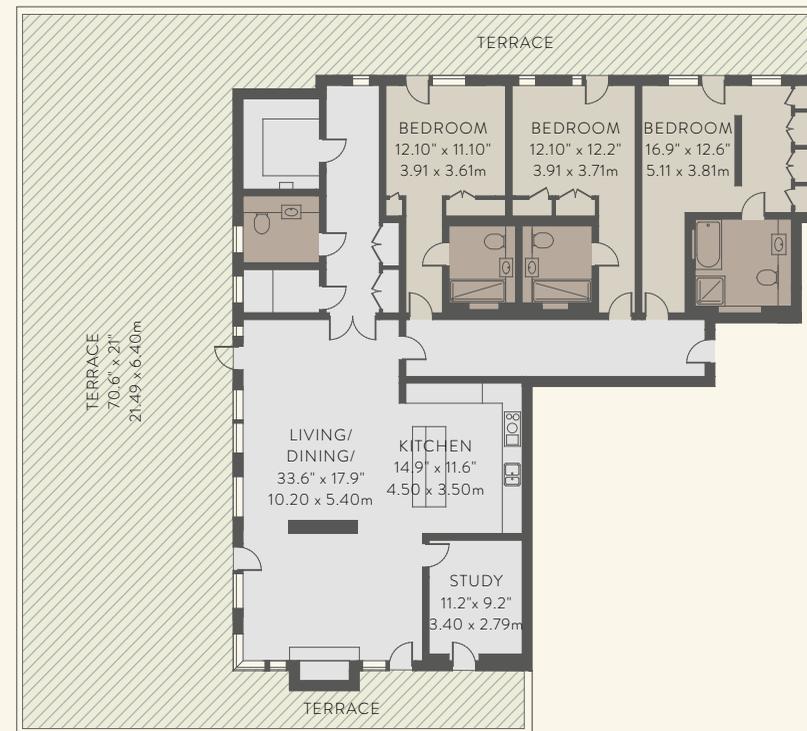


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- TERRACE

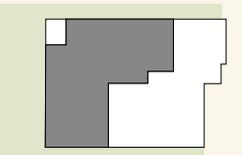


APARTMENT NO.	FLOOR	SQ M	SQ FT
Penthouse	9	211.7	2,279

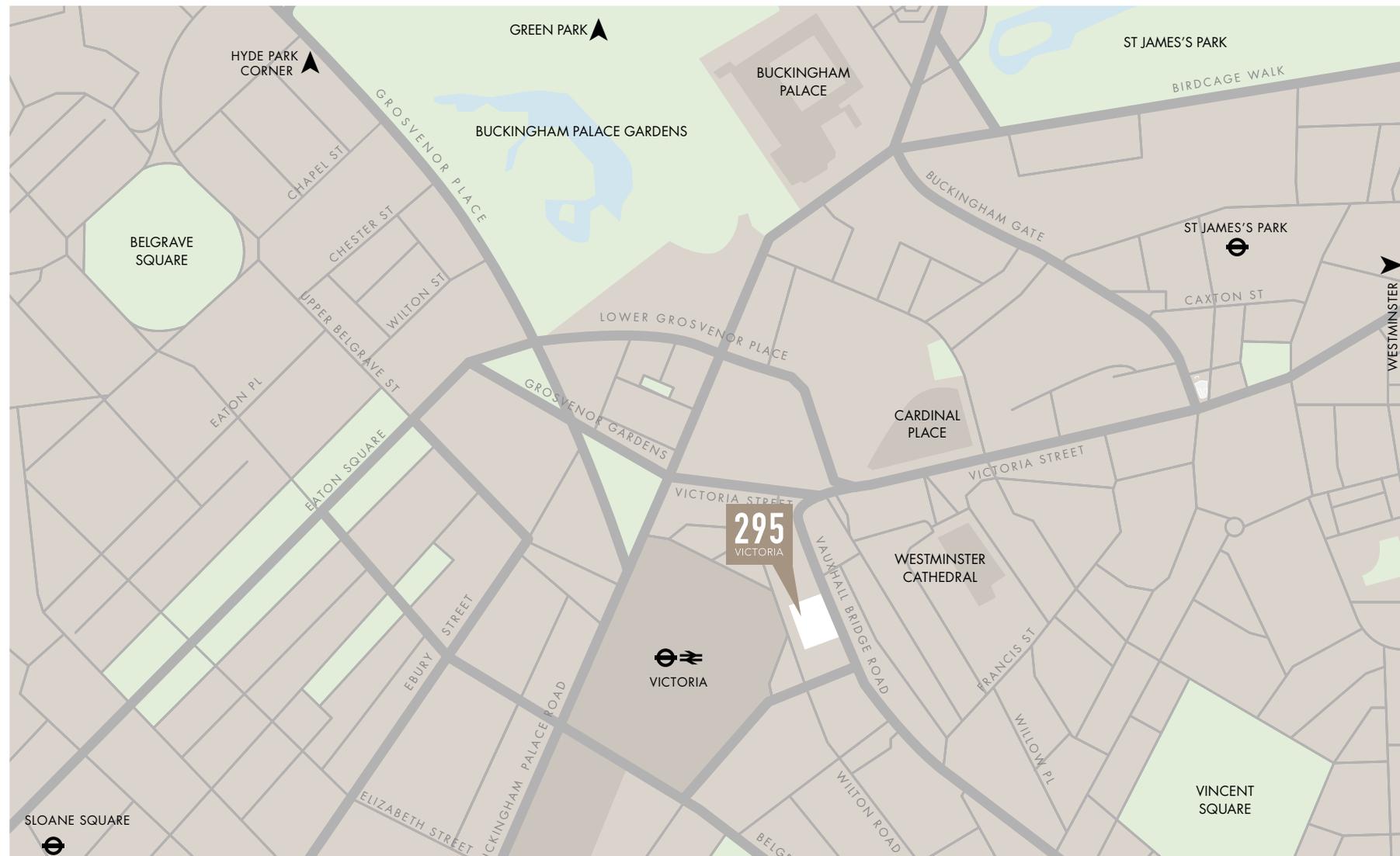


KEY

- LIVING/KITCHEN
- BATHROOM/ENSUITE
- BEDROOM
- TERRACE



VICTORIA'S STRATEGIC LOCATION, LINKING THE ICONIC WEST END DISTRICTS OF MAYFAIR, ST JAMES'S, WESTMINSTER AND BELGRAVIA, COUPLED WITH THE AREA'S EXCELLENT TRANSPORT LINKS AND ONGOING TRANSFORMATION OF ITS OFFICE, RETAIL AND RESIDENTIAL STOCK, HAS ESTABLISHED VICTORIA AS THE THRIVING WEST END ADDRESS TO BE IN.



TRANSPORT LINKS

		
St James's Park Circle and District Line		10 mins
Victoria Circle, District, Victoria Line and National Rail		1 mins
Westminster Circle, District and Jubilee Line		19 mins
Sloane Square Circle and District Line		7 mins
Knightsbridge Piccadilly Line		20 mins
Gatwick Express Victoria		1 mins

295

VICTORIA

295victoria.com

A DEVELOPMENT BY



SOLE LETTING AGENT

EST. 1982

KAY & CO
LONDON

Kayandco.com

Sarah Bikhit
020 7262 2030

Nicola Merry
020 7486 6338

All information in this document is correct to the best of our knowledge at the time of going to print (September 2017). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

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