

# 20 GILLINGHAM STREET, LONDON

Red.



## £2,400 PCM

A wonderful one-bedroom apartment set on the seventh floor of a popular purpose-built building, ideally located moments from Victoria Station.

The apartment offers a bright reception room with wood flooring, a separate fully fitted kitchen with dishwasher and fridge freezer, a spacious double bedroom and a well-appointed bathroom with a shower over bath. There is also excellent built-in storage, making the flat well suited to a professional tenant looking for a central London home.

The building benefits from a communal heating and cooling system, a weekday porter and access to a communal garden.

Gillingham Street is superbly positioned for Victoria Station, with excellent Underground, National Rail and Gatwick Express connections. The area is also within easy reach of St James's Park and Westminster stations, with a wide choice of shops, cafés, restaurants, gyms and local amenities nearby, including Nova and Victoria Street.

Green spaces, including Green Park and Hyde Park, are also within easy reach.



# Gillingham Street



Approximate Gross Internal Area  
456 sq ft / 42.4 sq m

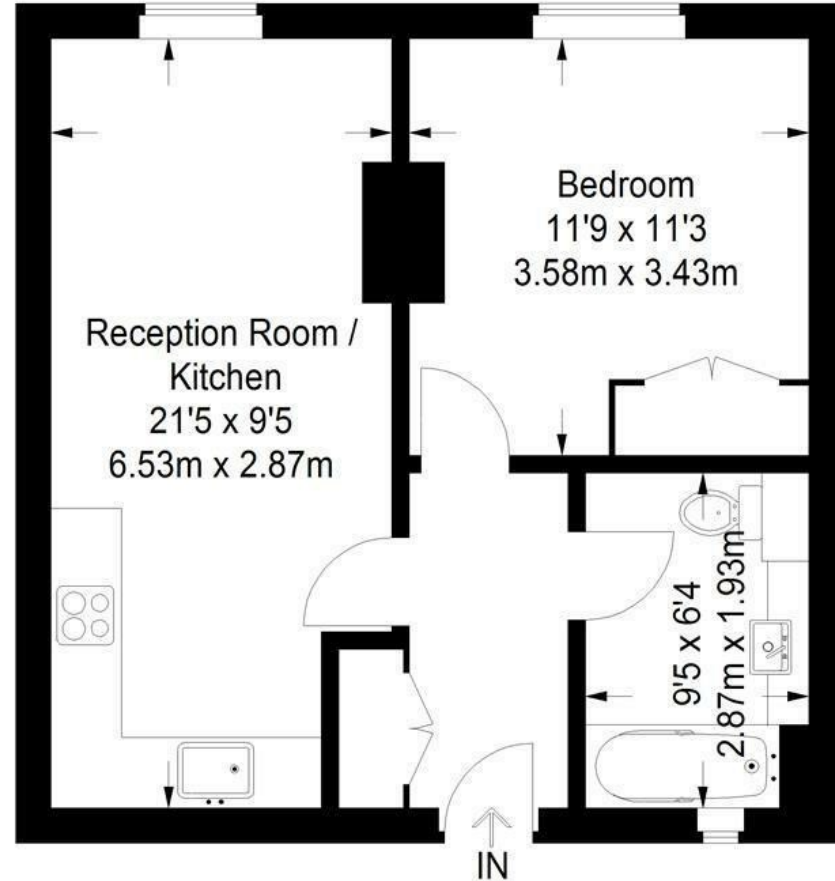


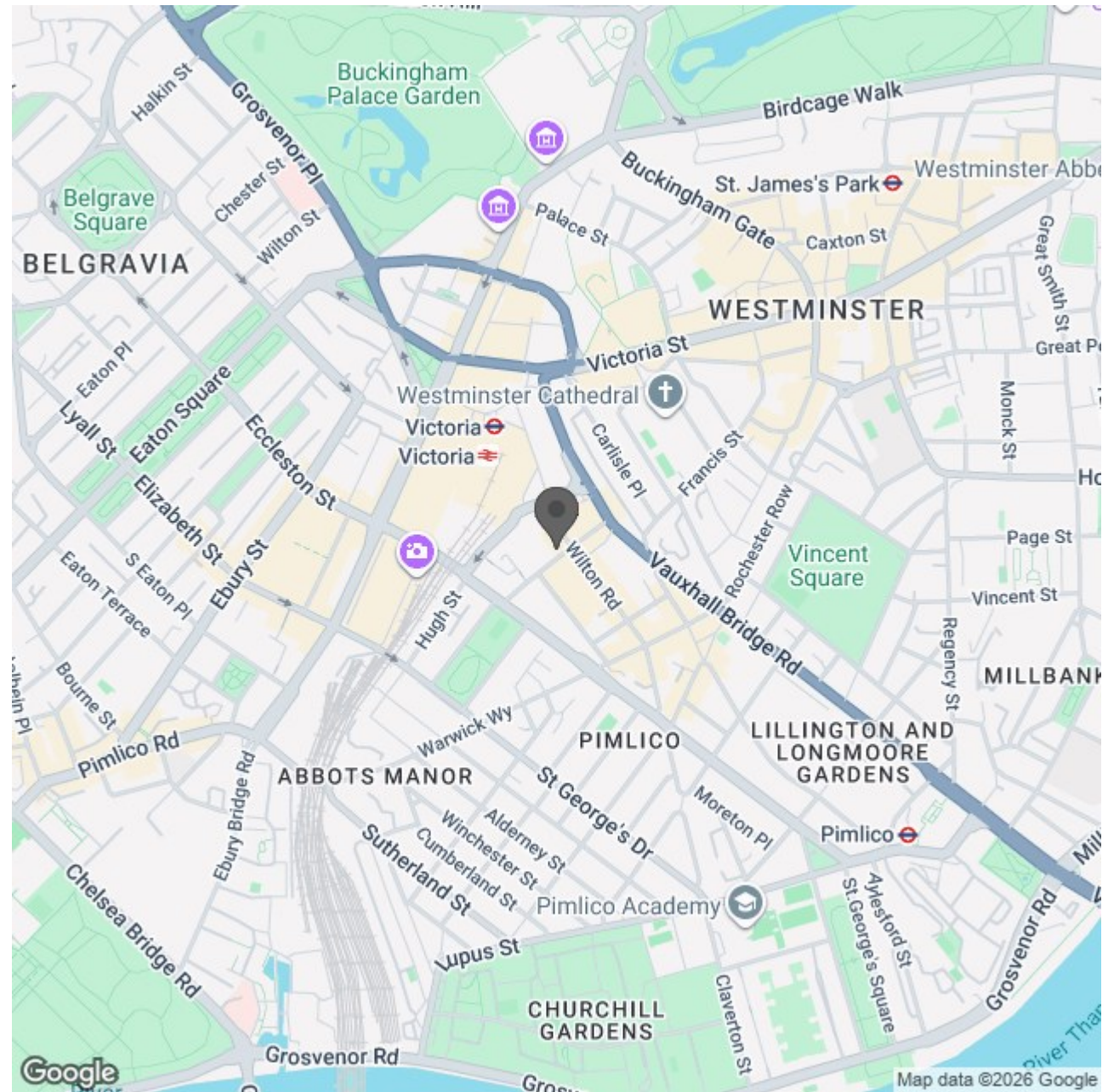
Illustration for identification purposes only,  
measurements are approximate, not to scale.

- One bedroom apartment
- Wood flooring
- Fully fitted kitchen with dishwasher
- Access to communal garden
- Moments from Victoria Station
- Seventh floor
- Excellent built-in storage
- Weekday porter
- Close to Nova, Victoria Street and local amenities
- Within easy reach of St James's Park, Green Park and Hyde Park



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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