

Flat 81 Artillery Mansions

75 Victoria Street

London

SW1H 0HY



£775,000 Share of Freehold

A larger than average one double bedroom flat of over 70 sq.m, located on the sixth floor of one of Westminster's most prestigious gated developments a short walk from Parliament Square. This very well presented flat has a delightful private balcony and comes with a share of the freehold.

Key Features:

- Desirable Development moments from Parliament Square
 - Spacious one double bedroom flat
 - Sixth Floor
- Private Balcony with views over many London Landmarks
 - Share of Freehold
 - Allocated Parking Space
 - Separate Dining Area
 - 24-hour concierge









Artillery Mansions, SW1H

CAPTURE DATE 09/01/2023 LASER SCAN POINTS 43,987,795

GROSS INTERNAL AREA

71.69 sqm / 771.66 sqft

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— Sixth Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
71.69 sqm / 771.66 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
69.04 sqm / 743.14 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.09 sqm / 44.02 sqft

 RESTRICTED HEAD HEIGHT
Limited low area under 1.9m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 75.20 sqm / 808.68 sqft
IPMS 3C RESIDENTIAL 73.20 sqm / 789.92 sqft

SPEC ID 563b56c5ec676120dod284eff