



45 Vincent Street, SW1P | Asking Price £850,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Vincent Street, London

Nestled in the vibrant heart of London on Vincent Street, this charming apartment offers a delightful blend of space and comfort. Spanning an impressive 1,054 square feet, the property features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The apartment boasts four spacious bedrooms, providing ample room for family or guests, and a thoughtfully designed bathroom that caters to your daily needs. Built between 1967 and 1975, this residence combines classic architectural elements with modern living, making it an ideal choice for those seeking a home with character in a bustling city environment.

With its prime location, residents will enjoy easy access to a plethora of local amenities, including shops, restaurants, and public transport links, ensuring that everything you need is just a stone's throw away. This property presents a wonderful opportunity for anyone looking to embrace the London lifestyle in a comfortable and inviting setting.

Tenure: Leasehold  
Lease Years Remaining: 54  
Service Charge: £3,458pa  
Annual Ground Rent: £50  
Council Tax Band: F





# Vincent Street, London

**Asking Price:**  
£850,000 subject to contract.

**Tenure:**  
Leasehold

**Local Authority:**  
Westminster City Council

**Council Tax Band:**  
F

**Approximate Gross Internal Area:**  
1054.00 sq ft

## Dalkeith Court

Approximate Gross Internal Area = 1054 sq ft / 97.9 sq m



**Second Floor**  
510 sq ft / 47.4 sq m

**Third Floor**  
544 sq ft / 50.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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