



36 BUCKINGHAM GATE
FLATS AT

Buckingham Gate, SW1E | Asking Price £350,000



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Buckingham Gate, St James, London

Nestled in the heart of St James's, this charming lower ground floor apartment at 36 Buckingham Gate offers an excellent opportunity to acquire a well-positioned one-bedroom home in one of Central London's most desirable locations.

Arranged over approximately 326 sq ft, the apartment is well configured and offers a bright, inviting reception room, a separate bedroom, fitted kitchen and bathroom. The space is efficiently laid out, making it ideally suited to a first-time buyer, London base, or pied-à-terre.

The property forms part of a secure Victorian building and benefits from a share of the freehold, providing added long-term appeal.

Buckingham Gate is superbly located for the many amenities of St James's, Westminster and Victoria, with excellent transport connections nearby. St James's Park, Green Park and Buckingham Palace are all within easy reach, as are a wide range of restaurants, shops and cultural landmarks.

A rare opportunity to secure a characterful Central London apartment in a highly convenient and historic setting.





Buckingham Gate, St James, London

Asking Price:

£350,000 subject to contract.

Tenure:

Leasehold - Share of Freehold

Local Authority:

Westminster City Council

Council Tax Band:

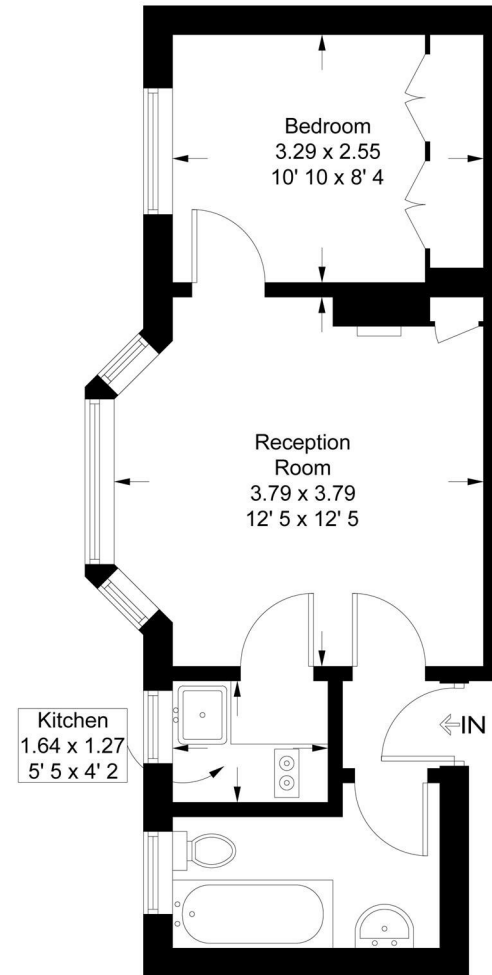
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Approximate Gross Internal Area:

326.00 sq ft

Buckingham Gate

Approximate Gross Internal Area = 326 sq ft / 30.3 sq m



Lower Ground Floor

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) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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