



## Warwick Way, SW1V

£2,735,000 Per calendar month

This is a beautifully presented house with flexible accommodation and the added benefit of air-conditioning throughout the property, underfloor heating in all the bathrooms and a patio and two terraces.

Warwick Way is in the heart of Pimlico where there are a variety of fashionable restaurants, charming cafés and local shops. Transport links are excellent, Victoria underground and mainline stations are moments away and offer direct links to Gatwick Airport as well as trains to the south and the south east of England.

### Features

- Four-Five Bedrooms
- Two Reception Rooms
- Air Conditioning
- Freehold
- Patio
- Two Terraces



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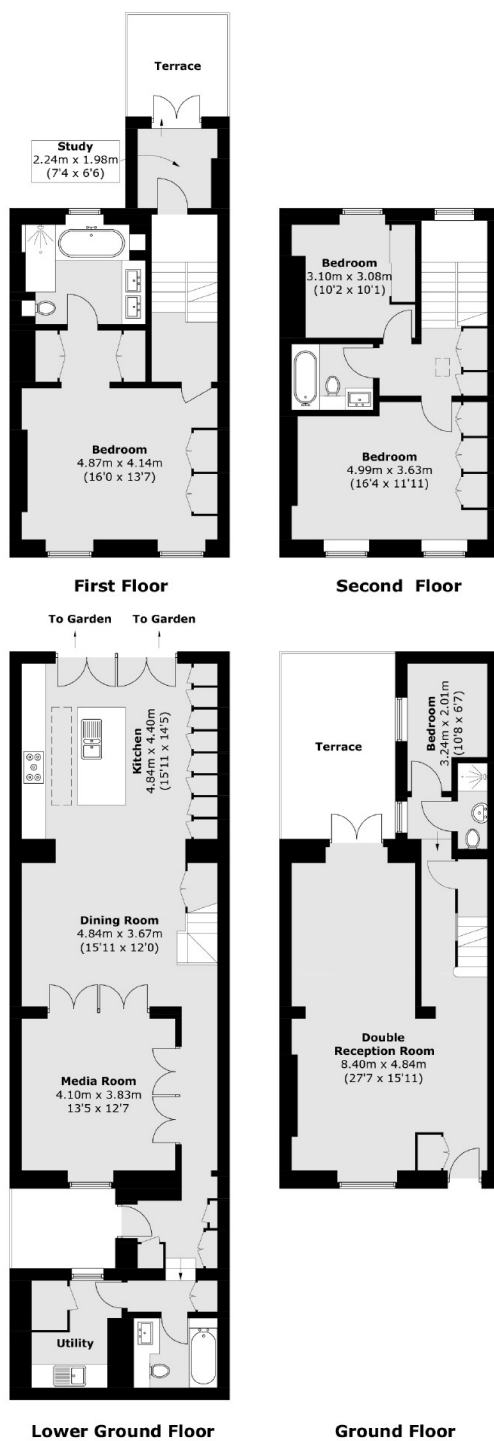
The lower ground floor has a light open-plan kitchen and dining room with access to a delightful patio. These two rooms connect with a spacious reception room that could also be used as the fifth bedroom. There is a good size utility room and a bathroom.

On the ground floor the entrance hall opens to an airy reception room with high ceiling and doors leading to a terrace. A bedroom and bathroom. The principal bedroom is located on the first floor with a range of fitted wardrobes, a dressing room area and an ensuite bathroom, there is a study with access to a terrace.

On the second floor there are two double bedrooms with fitted wardrobes and a bathroom.



Warwick Way,  
London, SW1V



Total area (approx.): 214.3 sq. m (2,306.7 sq. ft)  
Terrace Area : 19.6 sq. m (211.0 sq. ft)

**Dexters**

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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