



Churchill Gardens, London, SW1V

Exceptional studio apartment for sale in a sought after development in Pimlico, Central London.

The apartment has been carefully renovated throughout to a high standard and is ready to move in to straight away. A fantastic investment for the first time buyer, anyone looking to downsize or those that would like a pied-a-terre or central London investment property.

With plenty of natural light from its south-west-facing aspect, this ground floor flat also opens on to a small garden with private flower bed and communal lawn. This peaceful location allows residents to enjoy their home life amidst the energy and proximity of central London.

The bright and airy studio room, features ample built-in storage and the separate, modern kitchen is complete with brand new appliances. The luxury bathroom includes stylish fixtures and fittings and a shower over the bath.

With the best of Pimlico on your door step for easy access to the Victoria Line, the City and the West End as well as the green spaces of Battersea Park and the luxury retail and restaurants of the historic Battersea Power Station development to the south, this desirable central London location close to the River Thames offers city living in sought after surroundings.

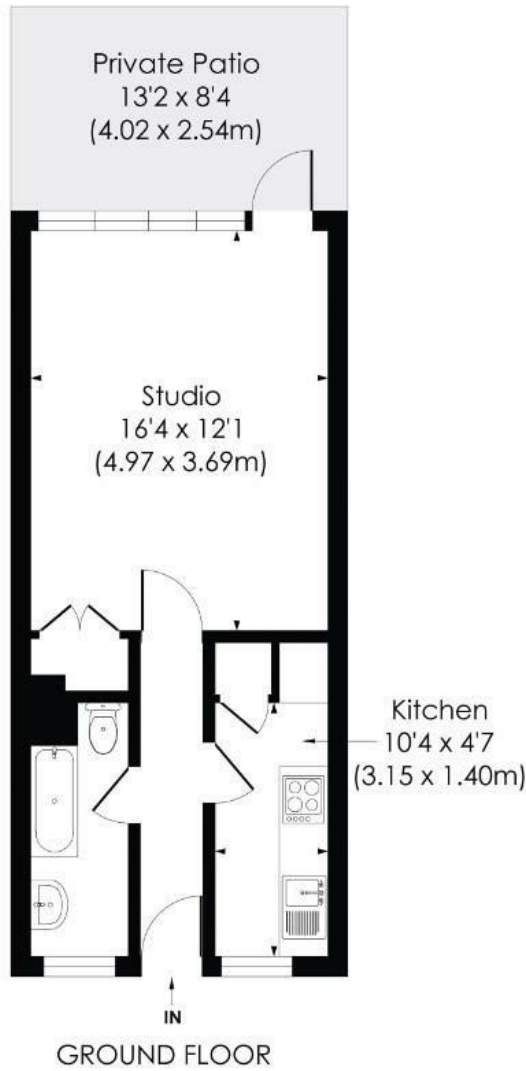
- Completely renovated studio apartment
- Leasehold
- Close to the River Thames
- Sought-after development
- Modern kitchen and bathroom
- EPC Rating – C
- Council tax band - B
- Local rates - £709

Asking price £395,000

CHURCHILL GARDENS, SW1V

Approx. Gross Internal Floor Area

359 Sq. ft/33.32 Sq. m



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

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

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