



## Gloucester Street London, SW1V

**Offers over £750,000**

**\*\* PRICE REDUCTION FOR QUICK SALE \*\* NO CHAIN \*\*** Well presented two double bedroom garden flat situated in a quiet residential area ideally located in SW1V. The property underwent extensive modernisation approx 4 years ago and offers the next owner modern and spacious living and benefitting from outside space. Accessed from the lower ground floor the accommodation comprises of an entrance hallway, primary bedroom with ensuite shower room, large open plan kitchen, living/dining area and double second bedroom. Outside to the rear, there is a low maintenance private garden and additional patio area with southerly aspect. No onward chain.

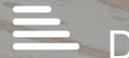
Gloucester Street is ideally set within the desirable Pimlico Grid, close to bars and restaurants and has easy access to transport links from both Victoria and Pimlico Stations. Easy access to many shops, bars and restaurants within Pimlico and Victoria. The transport links at Victoria station (Gatwick Express, Mainline trains, Circle, District and Victoria line) tube stations with a further tube station Pimlico (Victoria line) within easy reach.

Local Authority: Westminster City Council  
Service Charge: Estimated to be £1686.91 per annum for 2025/2026 financial year  
Lease: Approx. 117 years remaining  
Ground Rent: £40 per annum (fixed for term)  
Council Tax band: F

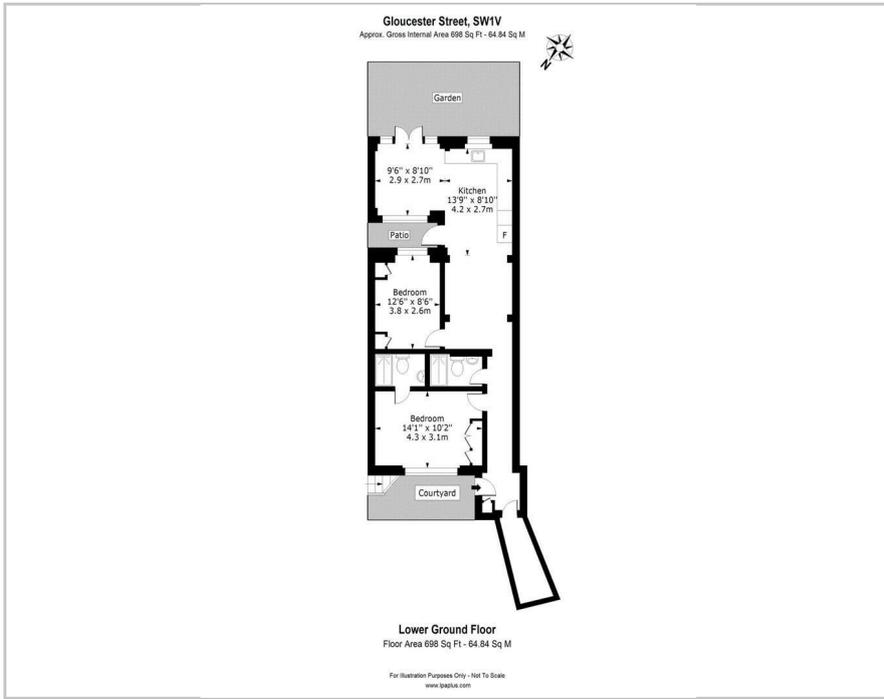
- Two Bedroom Flat
- Modern Living
- Underfloor Heating
- Secluded Garden
- Pimlico Grid
- Long Lease
- No Onward Chain

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



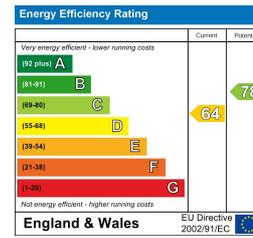
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## INTRA-CAPITAL ESTATES

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## MODERN APPROACH TRADITIONAL VALUES

