

## 1 Charlotte Place Pimlico, London, SW1V 1DP

Charlotte Place is a tucked away backwater located in the most central of locations very close to Victoria Station. This Freehold mews style townhouse is an ideal investment for someone who requires a safe and secure, lock and leave London home. The garage and ability to park another car makes it attractive to car owners who wish to remain only a few feet outside of the congestion zone.

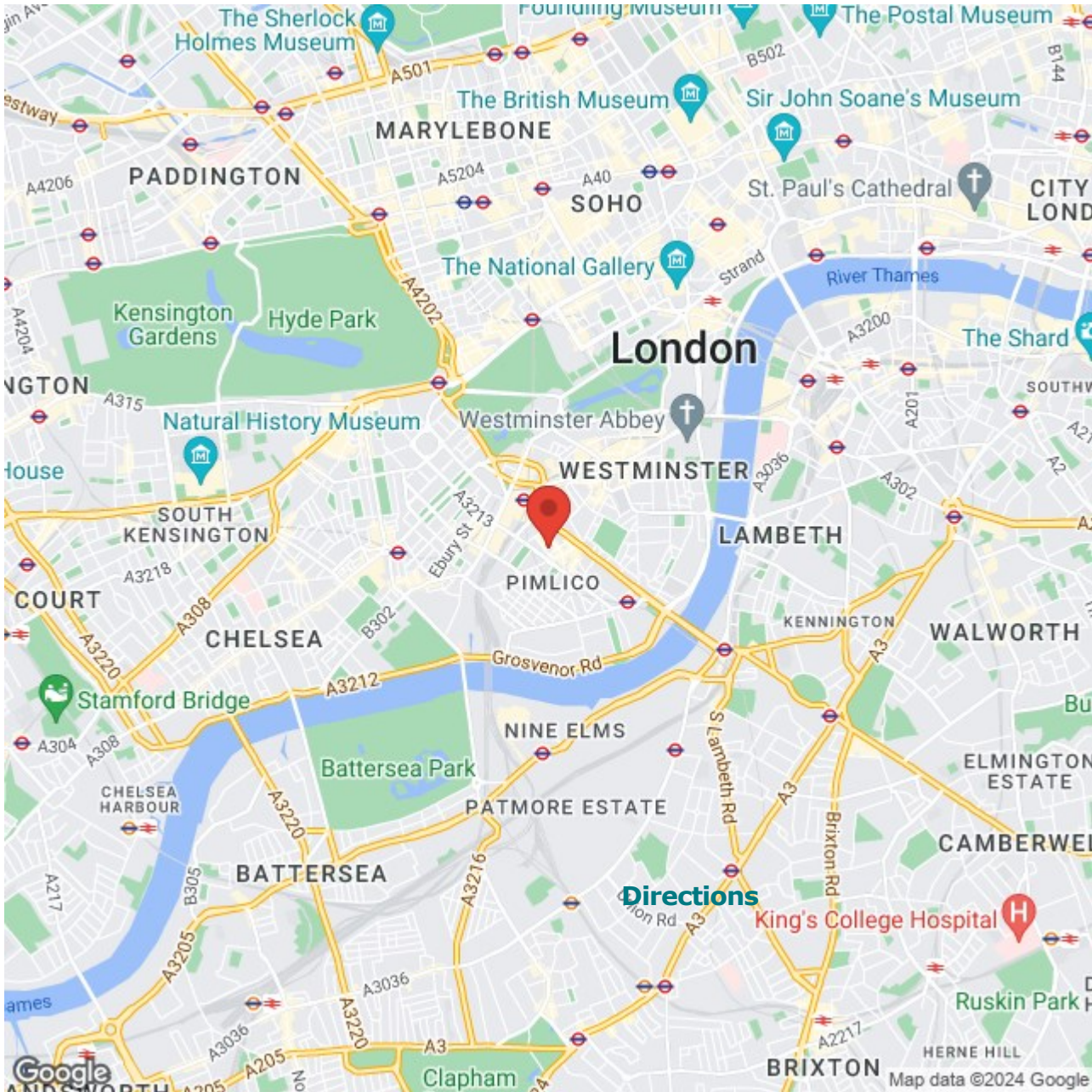
The house is bright and airy with high ceilings and large windows throughout. It is presented in reasonable condition throughout although may benefit from some updating.

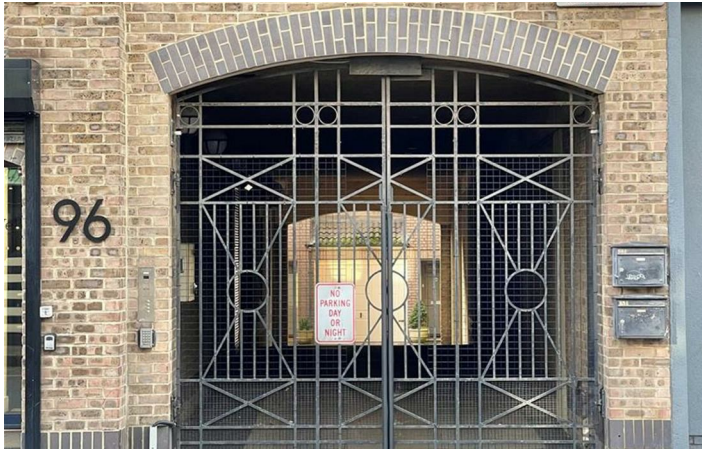
Tenure : Freehold

**£1,250,000**

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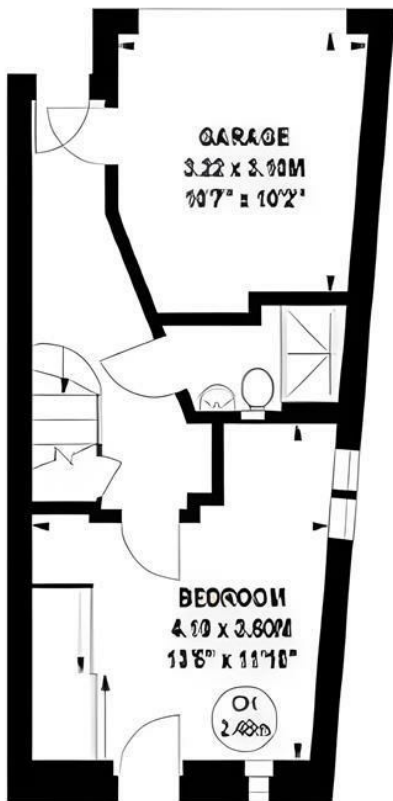
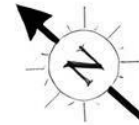
# Floor Plan

## Charlotte Place, SW1V

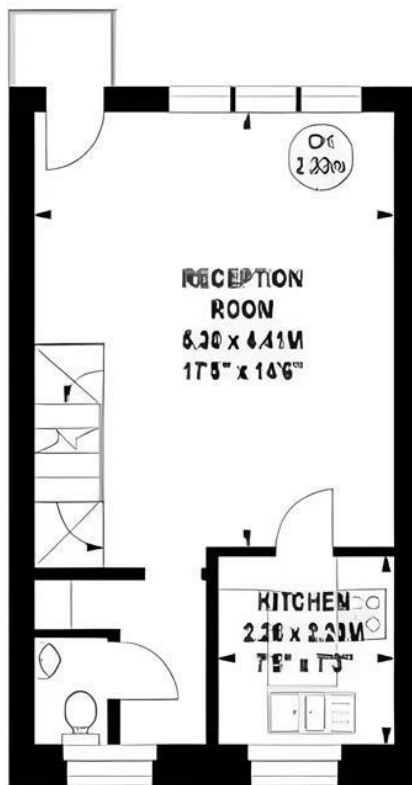
Approximate gross internal area

92.99 sq m / 1001 sq ft

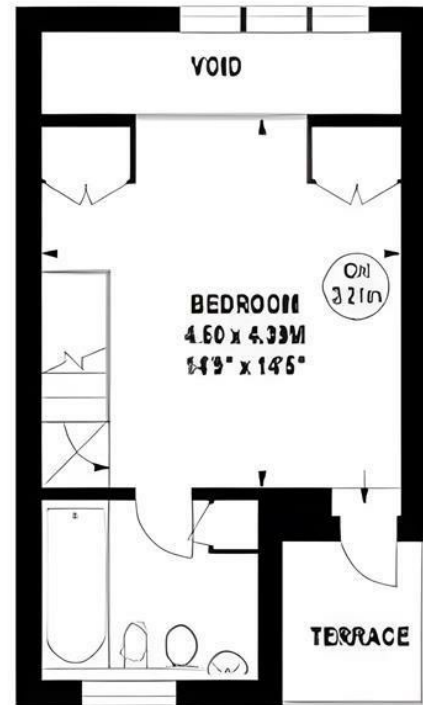
Key :  
CH - Ceiling Height



331 sq ft  
**Ground Floor**



365 sq ft  
**First Floor**



245 sq ft  
**Second Floor**

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 representation 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	70		72
83		83	

Not energy efficient - higher running costs EU Directive 2002/91/EC

Not environmentally friendly - higher CO<sub>2</sub> emissions EU Directive 2002/91/EC