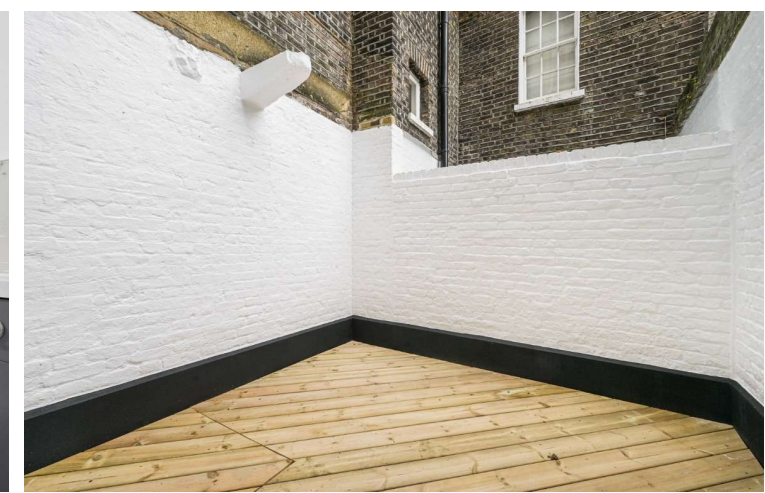
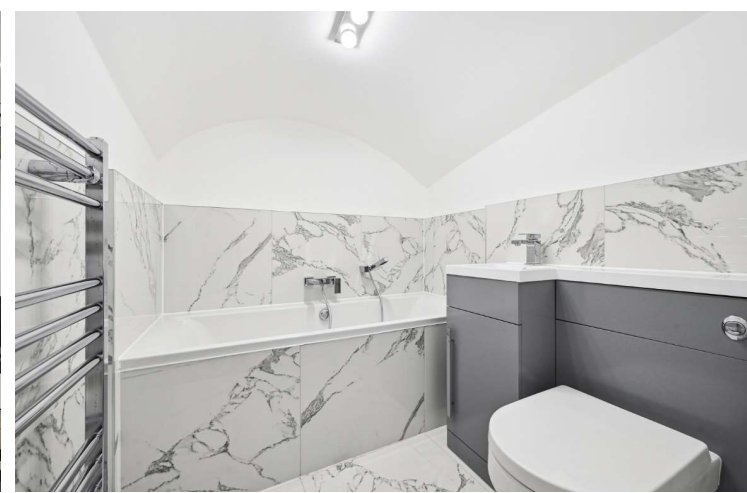




Guildhouse Street
London, SW1V

CHESTERTONS





A very well presented, recently refurbished split level garden flat comprising a large ground floor living room leading onto a separate well equipped kitchen. On the lower level there is a master bedroom and double bedroom which leads out onto a decked patio garden. There are two further single bedrooms, both with en suite bathrooms which would be ideal for a guest or kids room or an office space. The property further comprises another bathroom and an additional patio space. This property is being sold with no onward chain.

Guildhouse Street is conveniently located for the many local amenities and the transport links at Pimlico and Victoria stations.

- Recently Refurbished Split Level Flat
- Spacious Living Room
- Separate Kitchen
- Four Bedrooms
- Three Bathrooms
- 2 Patio's

Asking Price £1,000,000

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(91-100)		81
B	(81-90)		
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Leasehold expiring 10/11/2114
Service Charge: £1388 Approximately
Ground Rent: £10
Local Authority: Westminster
Council Tax Band: F

Chestertons Westminster & Pimlico Sales

105 Wilton Road
 London
 SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

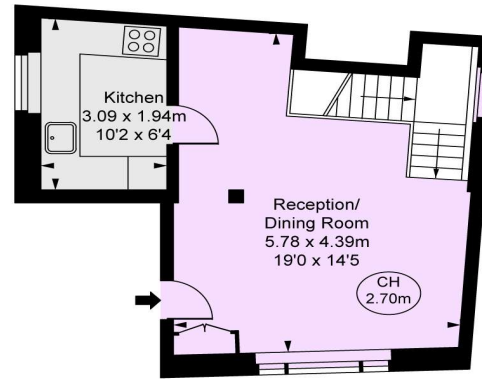
chestertons.co.uk

Guildhouse Street, SW1V

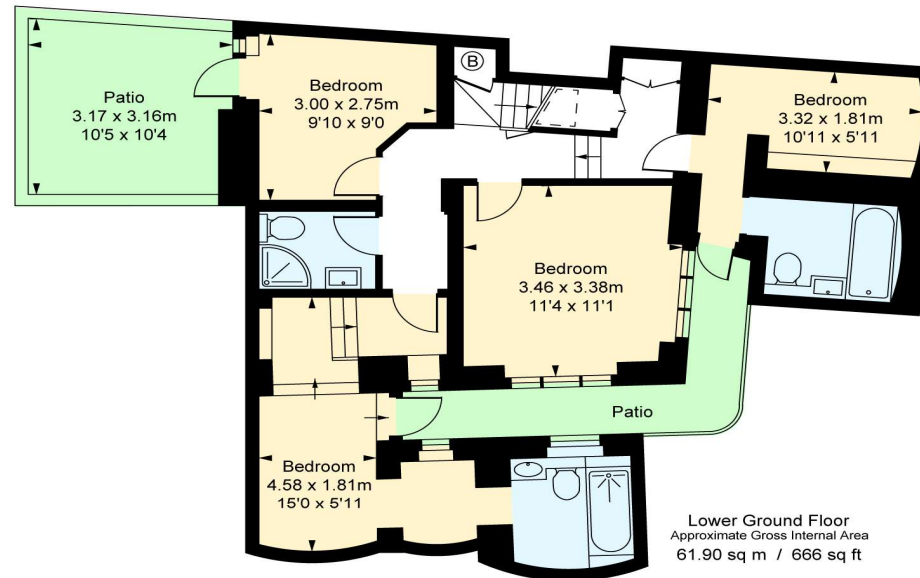
Approximate Gross Internal Area
92.51 sq m / 996 sq ft

(Including restricted height
under 1.5m [])

(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
30.62 sq m / 330 sq ft



Lower Ground Floor
Approximate Gross Internal Area
61.90 sq m / 666 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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