



Sullivan House
Churchill Gardens, SW1V

CHESTERTONS





A bright and well laid two double bedroom flat further comprising reception room with access onto private balcony with views towards the river Thames and Battersea Power Station, separate modern kitchen and bathroom. The property further benefits from lift access and is offered with no onward chain.

Sullivan House is conveniently located for the shops, cafes and restaurants of Pimlico, the river Thames and nearby Battersea Park. There are numerous transport links including Pimlico (Victoria line) and Victoria (Victoria, Circle and District lines, mainline station and Gatwick Express).

- Two bright double bedrooms in Sullivan House, Pimlico
- Private balcony with views of River Thames & Battersea Power Station
- Modern separate kitchen and bathroom
- Lift access for convenience
- No onward chain for a smooth purchase
- Excellent location near shops, cafes, parks & transport links

Asking Price £525,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	66	69
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

EU Directive 2002/91/EC
England, Scotland & Wales

Tenure: Leasehold – 125 Years from 22 February 1982
Service Charge: £ 3,759 p.a. (including water, heating and insurance)
Ground Rent: £70p.a.
Local Authority: Westminster
Council Tax Band: C

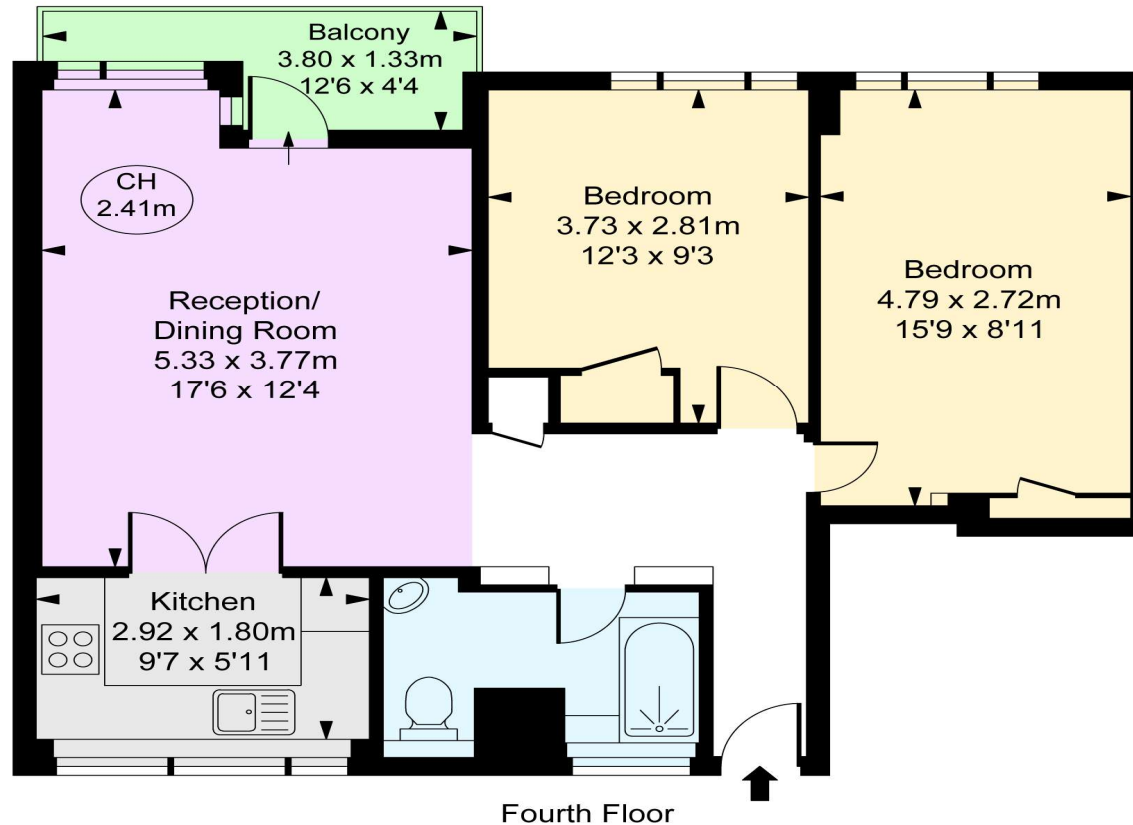
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Approximate Gross Internal Area
60.44 sq m / 651 sq ft

(CH = Ceiling Heights)



Fourth Floor

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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