



Catherine Place
London, SW1E

CHESTERTONS





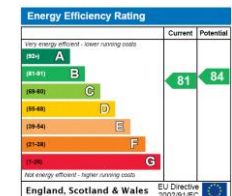
This captivating apartment is nestled within a prestigious Birdcage Walk Conservation Area, offering a unique blend of historic charm and modern living. The building itself is a meticulously refurbished brick neo-Georgian structure boasting a characterful private courtyard. Step inside the apartment, and be greeted by 1,285 sq ft of thoughtfully designed living space, spread across the ground and lower ground floors of the building.

High ceilings and generous sash windows bathe the interior in natural light, while the layout provides a perfect balance of functionality and flexibility. Two or three bedrooms, depending on your needs, offer a tranquil escape, while three bathrooms ensure convenience for all. The open-plan living area creates a sense of spaciousness, perfect for entertaining, and can be cleverly divided with large doors to create a dedicated study or guest room. The rear mezzanine extension adds a touch of drama with its expansive skylight, creating a bright and airy space that can be used for a multitude of purposes.

Catherine Place is located moments from some of London's most famous landmarks, cafes, shops and restaurants and excellent transport links. Offered with no onward chain

- Prestigious Birdcage Walk Conservation Area location with historic charm.
- 1,285 sq ft of thoughtfully designed living space over 2 floors.
- 2-3 bedrooms depending on your needs, plus 3 bathrooms.
- Open-plan living area perfect for entertaining, convertible to a study/guest room.
- Bright and airy mezzanine extension with a multitude of uses.
- Moments from London's landmarks, shops, restaurants and transport links.

Asking Price £1,750,000



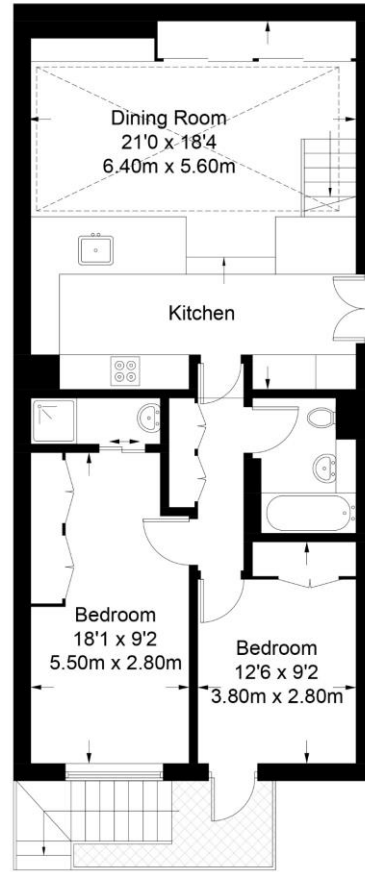
Tenure: Leasehold - 999 years 2024
Service Charge: £6,750
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Westminster & Pimlico Sales

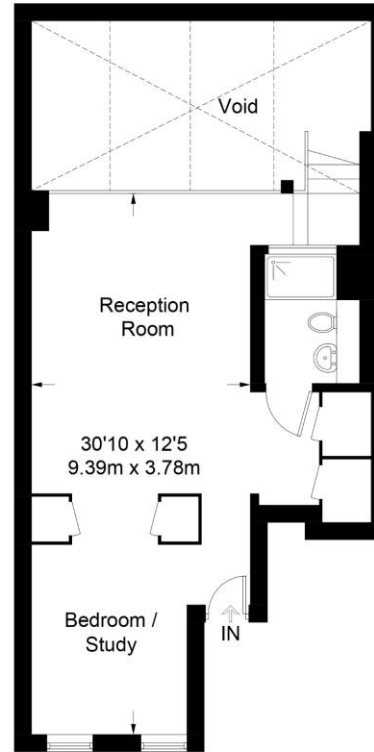
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Catherine Place

Approximate Gross Internal Area = 1285 sq ft / 119.4 sq m
(Excluding Void)



Lower Ground Floor
794 sq ft / 73.8 sq m



Ground Floor
491 sq ft / 45.6 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
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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