



Shelley House
Churchill Gardens, SW1V

CHESTERTONS





This stunning one-bedroom flat in Pimlico has undergone a complete refurbishment and is impeccably presented. The spacious double bedroom, modern separate kitchen, and stylish bathroom provide a comfortable and functional living space.

Beyond your doorstep, the flat overlooks peaceful communal gardens with captivating views of the River Thames and Battersea Power Station. Moments away, Pimlico offers a vibrant selection of shops, cafes, and restaurants. Escape the city buzz in the sprawling green spaces of Battersea Park, or take advantage of excellent transport links from Pimlico and Victoria stations.

- Immaculately presented: Recently refurbished 1-bedroom flat in Pimlico.
- Spacious & Functional: Features a large double bedroom, modern separate kitchen, and stylish bathroom.
- Tranquil Escape: Overlooks communal gardens with views of the River Thames and Battersea Power Station.
- Vibrant Location: Moments from Pimlico's shops, cafes, and restaurants.
- Green Oasis: Escape the city in the nearby Battersea Park.
- Excellent Transport Links: Easily connected via Pimlico and Victoria stations.

Asking Price
£450,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-95	B		
69-81	C		
55-69	D	68	74
39-55	E		
21-39	F		
1-21	G		

Not energy efficient - higher running costs

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

Tenure: Leasehold – expires 25 October 2196
Service Charge: £2,200 (Approximately)
Ground Rent: Peppercorn
Local Authority: City of Westminster
Council Tax Band: B

Chestertons Westminster & Pimlico Sales

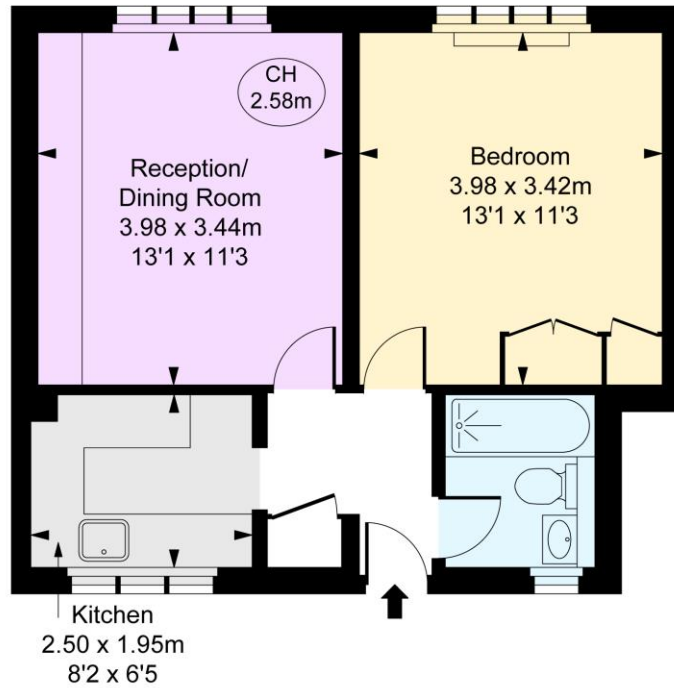
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Approximate Gross Internal Area
41.25 sq m / 444 sq ft



(CH = Ceiling Heights)



Ground 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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