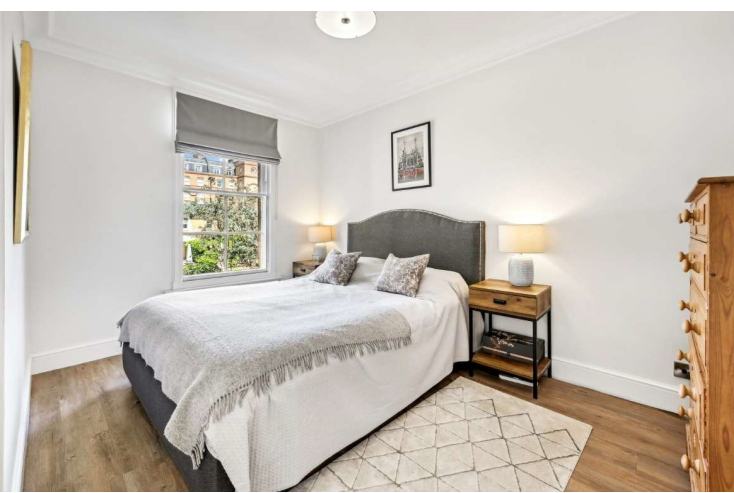




Bessborough Place
London, SW1V

CHESTERTONS





A wonderful, immaculately presented freehold house located in the highly sought after Bessborough Gardens gated development.

This meticulously designed house set over Three floors comprises a modern kitchen / dining room with fully integrated appliances leading to a separate utility room and garage. A light reception room leading on to a private balcony, a lovely Master bedroom with en-suite bathroom and two further bedrooms and a family bathroom. Further benefits include wooden flooring, 24-hour porters, private off street parking and direct access to a shared courtyard leading to a private residents garden. The property is offered with no onward chain.

This very desirable portered development is situated within the heart of Pimlico, moments away from the river Thames. It is a stone's throw away from Pimlico tube station and a short walk to Victoria train station offering many transport links including the Gatwick Express. There are many amenities nearby including supermarkets, shops and local bars and restaurants.

- A Beautifully Presented Freehold House
- Secure Gated Development with 24 Hour Porters
- Spacious Reception Room
- Separate Kitchen, Dining Room
- Three Bedrooms and Two Bathrooms
- Garage and Additional Parking

Asking Price £2,150,000

Energy Efficiency Rating		Current	Potential
100-101	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher ranking coats		70	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Service Charge: £4800 (Approximately) includes sinking fund contribution

Ground Rent: £0

Local Authority: Westminster

Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

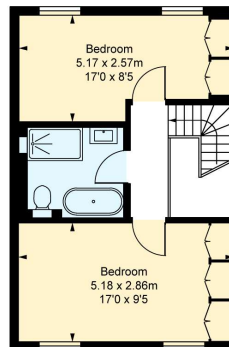
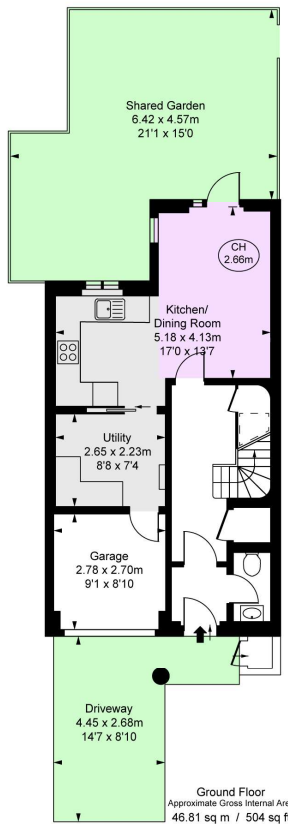
020 3040 8201

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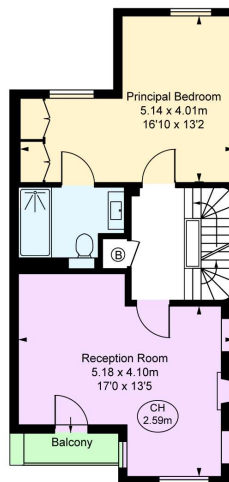
Bessborough Place, SW1V
 Approximate Gross Internal Area
 136.13 sq m / 1,465 sq ft

(Including restricted height
 under 1.5m (— — — —))

(CH = Ceiling Heights)



Second Floor
 Approximate Gross Internal Area
 40.18 sq m / 432 sq ft



First Floor
 Approximate Gross Internal Area
 49.14 sq m / 529 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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