



Charlwood Place  
London, SW1V

CHESTERTONS





A charming and well-presented two double bedroom flat located in this handsome period building in the heart of Pimlico. Presented in excellent decorative order, it is ideally situated moments from the transport links of Victoria and is available to view immediately.

The well-appointed accommodation comprises a spacious reception room with space to dine and entertain and a smart, modern fitted kitchen and family bathroom. Further benefits include a south-westerly facing private garden, own entrance and share of freehold.

Charlwood Place is a quiet residential street excellently located for the shops, cafes and restaurants of Pimlico and excellent transport links including Victoria station (Victoria, Circle and District lines, mainline station and Gatwick Express).

- Charming 2 double bedroom flat in a period building, Pimlico.
- Excellent condition, ready to view now.
- Spacious reception room for entertaining & modern kitchen.
- Private south-westerly facing garden & own entrance.
- Share of freehold - ownership benefits.
- Prime location near shops, cafes, restaurants & Victoria Station.

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
69-80	C		
55-68	D	67	74
39-54	E		
21-38	F		
1-20	G		

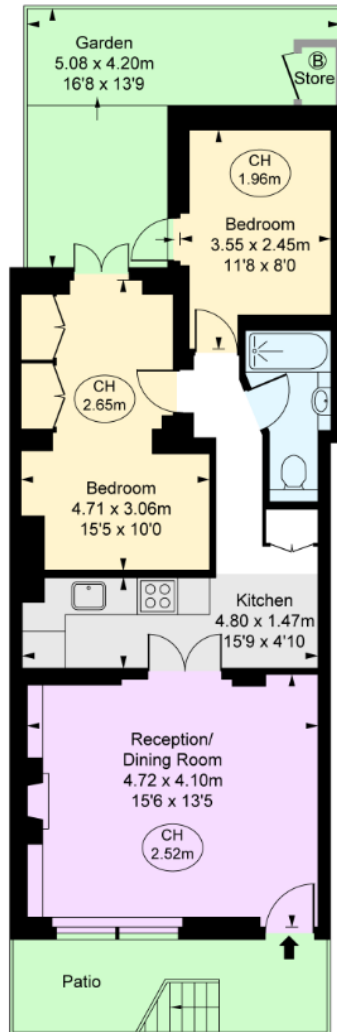
Not energy efficient - higher running costs

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

**Tenure:** Leasehold - From 31 January 2014 to and including 9 December 2191 + Share of Freehold  
**Service Charge:** £1,578 (Approximately)  
**Ground Rent:** No ground rent  
**Local Authority:** City of Westminster  
**Council Tax Band:** E

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road  
 London  
 SW1V 1DZ  
 westminster@chestertons.co.uk  
 020 3040 8201  
 chestertons.co.uk



**Charlwood Place, SW1V**

Approximate Gross Internal Area  
 55.41 sq m / 596 sq ft  
 Store  
 0.53 sq m / 6 sq ft  
**Total Areas Shown On Plan**  
**55.94 sq m / 602 sq ft**

( CH = Ceiling Heights )

Lower 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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