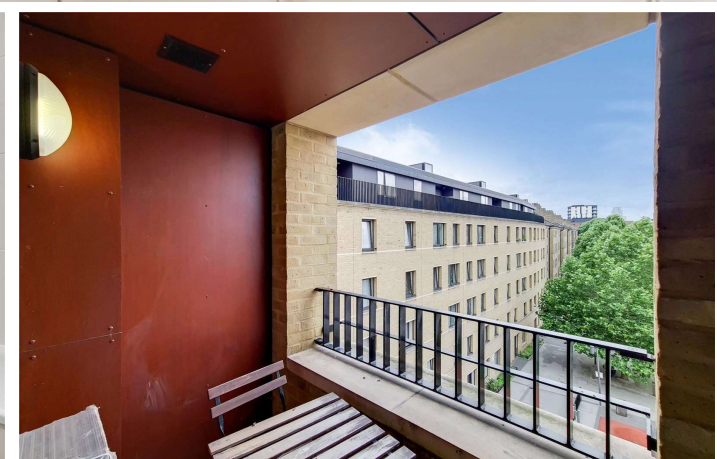




Peabody Avenue, SW1V

Asking Price £460,000

CHESTERTONS



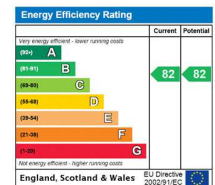




A light, modern and spacious one double bedroom apartment on the fourth floor (with lift) within this purpose built development further comprising open plan kitchen with integrated appliances a good size reception, bathroom and private balcony. The property is offered with no onward chain.

Peabody Avenue is conveniently located for the shops, cafes and restaurants of Pimlico, the river Thames, Battersea Park and Battersea Power Station. The nearest transport links can be found at Pimlico (Victoria line) and Victoria (Victoria, Circle and District lines, mainline station and Gatwick Express).

- A Bright and Well Laid-out Apartment
- Reception Room and One Double Bedroom
- Modern Kitchen and Bathroom
- Private Balcony
- Modern Block
- No Onward Chain



**Tenure:** Leasehold 111 years 3 months (Lease Expires on 1<sup>st</sup> January 2136)

**Service Charge:** £2,050 (Approximately) Includes heating and hot water

**Ground Rent:** £0

**Local Authority:** City Of Westminster

**Council Tax Band:** D

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

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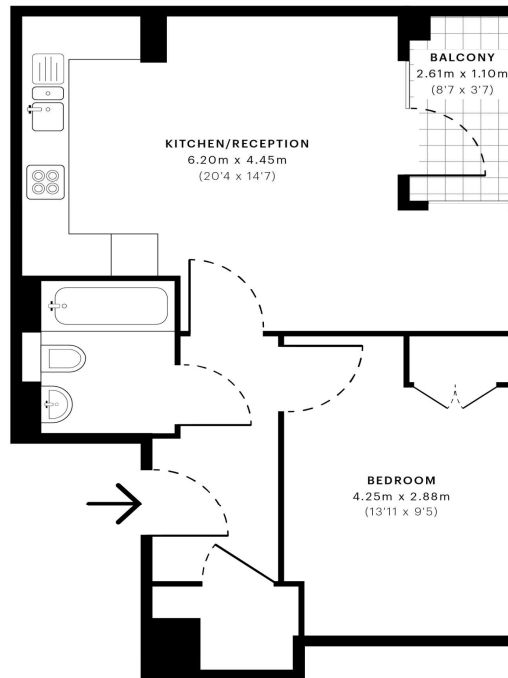


# Peabody Avenue, SW1V

CAPTURE DATE 05/07/2021 LASER SCAN POINTS 1,431,716

GROSS INTERNAL AREA

47.25 sqm / 508.59 sqft



— Fourth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
47.25 sqm / 508.59 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
44.60 sqm / 480.07 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
2.77 sqm / 29.82 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 50.58 sqm / 544.44 sqft  
IPMS 3C RESIDENTIAL 48.72 sqm / 524.42 sqft

scan id: 67b9f17f78aa30d4n151w05f

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