



Peabody Avenue, SW1V

Asking Price £375,000

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

Energy Efficiency Rating		
	Current	Potential
92-100 A		
81-91 B		
69-80 C	82	82
55-68 D		
49-54 E		
45-48 F		
35-39 G		

Not energy efficient - higher running costs

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

Tenure: Leasehold 125 years from and including 1 January 2011

Service Charge: £2,050 p.a. (Approximately) Includes heating and hot water

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: D

Chestertons Westminster & Pimlico Sales

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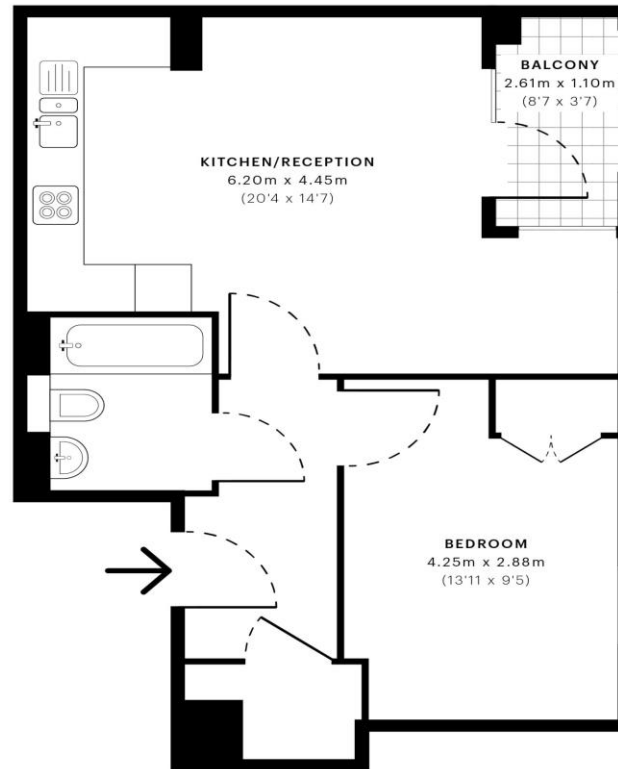


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CAPTURE DATE 05/07/2021 LASER SCAN POINTS 1,431,716

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

SPEC ID 60df217f78ea830dcc51e25f

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