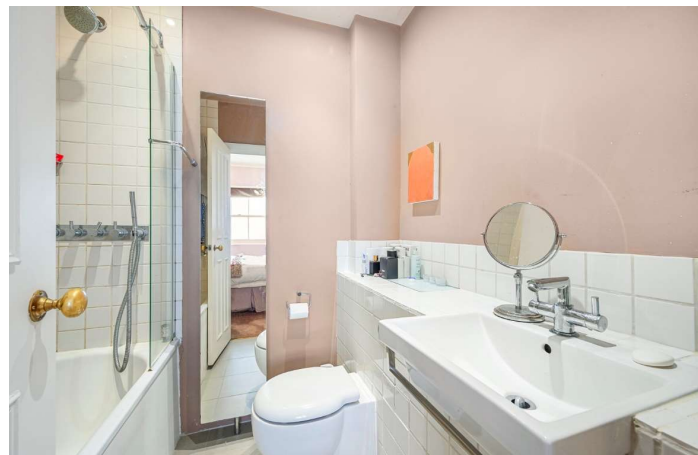
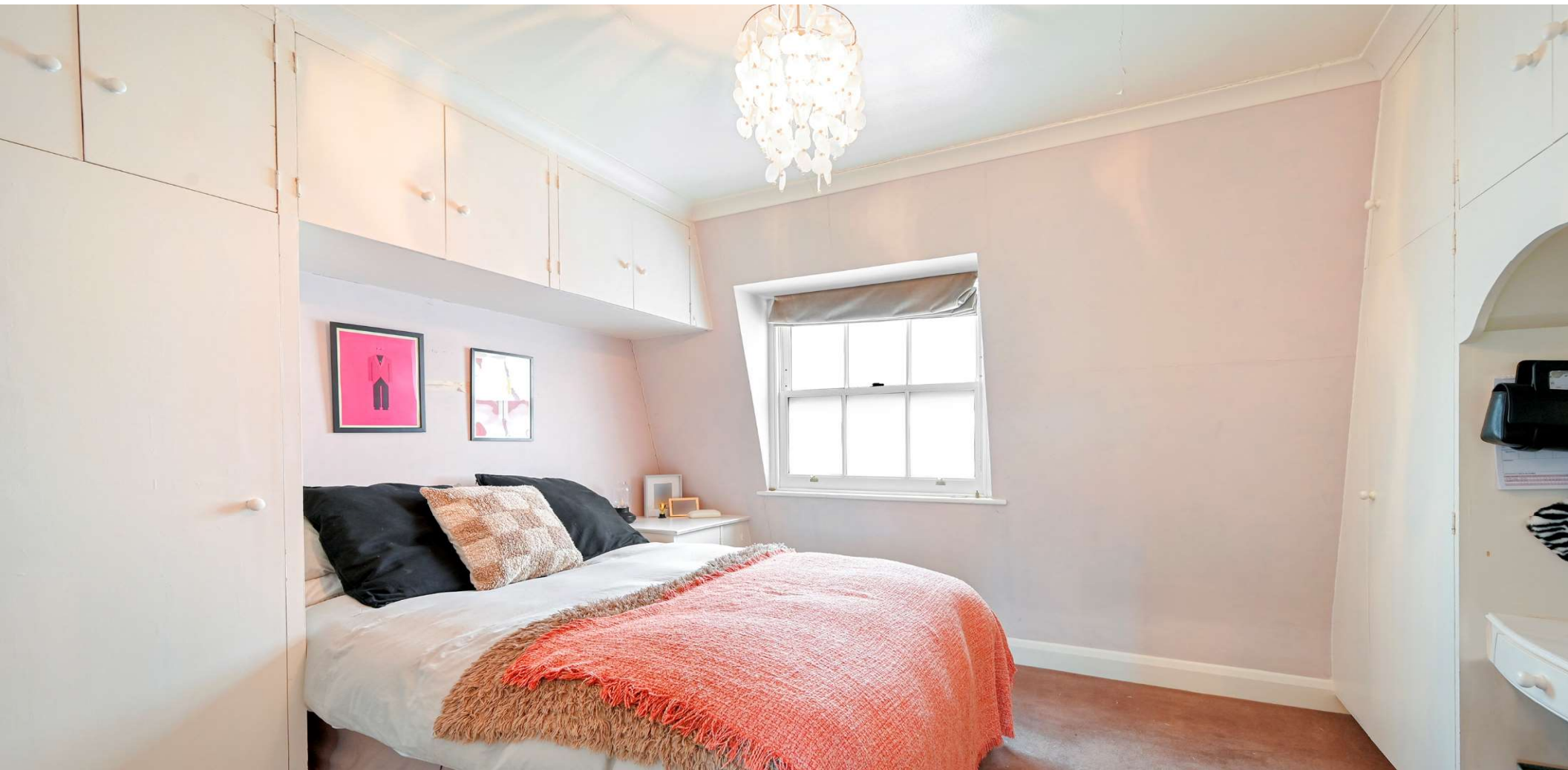




Lupus Street  
Pimlico, SW1V

CHESTERTONS





A charming, well laid out property located on the top floor of a period conversion comprising a good sized double bedroom with fitted wardrobes, a light, spacious living room benefitting from wooden flooring, a separate well equipped kitchen and bathroom. This super property is offered with no onward chain.

Lupus Street is conveniently located for the shops, cafes and restaurants of Pimlico, the river Thames and nearby Battersea Park. The nearest transport can be found at Pimlico (Victoria underground line) and Victoria station (Victoria, Circle and District lines, Mainline station and Gatwick Express).

- A Charming Top Floor Flat
- Good Sized Double Bedroom  
Spacious, Light Reception Room
- Bathroom
- Separate Well Equipped Kitchen
- No Onward Chain

Asking Price £500,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D	60	63
(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 92 years (Lease Expires on 26th September 2116)

**Service Charge:** £3000 (Approximately)

**Ground Rent:** Included in annual service charge (Approx £15 pa)

**Local Authority:** City of Westminster

**Council Tax Band:** E

*Chestertons Westminster & Pimlico Lettings*

105 Wilton Road

London

SW1V 1DZ

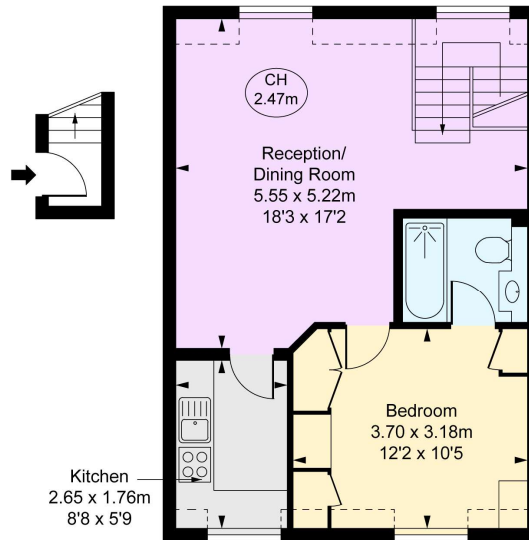
westminster@chestertons.co.uk

02030408220

chestertons.co.uk

**Lupus Street, SW1V**  
 Approximate Gross Internal Area  
**46.10 sq m / 496 sq ft**

( Including restricted height  
 under 1.5m (-----) )  
 ( CH = Ceiling Heights )



**Third Floor Entrance**  
 Approximate Gross Internal Area  
 1.37 sq m / 15 sq ft

**Fourth Floor**  
 Approximate Gross Internal Area  
 44.73 sq m / 482 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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