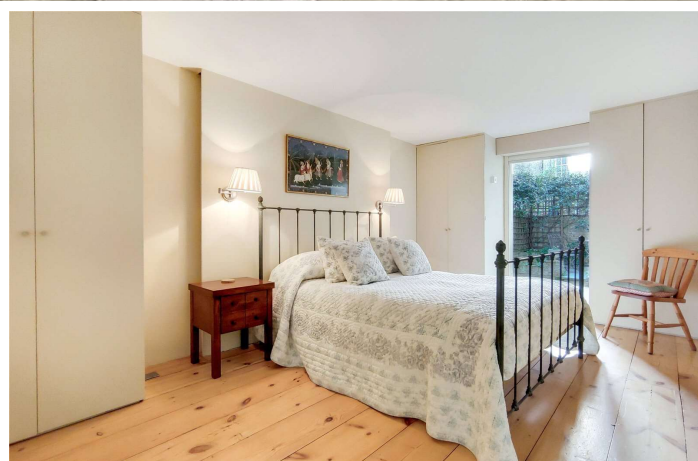
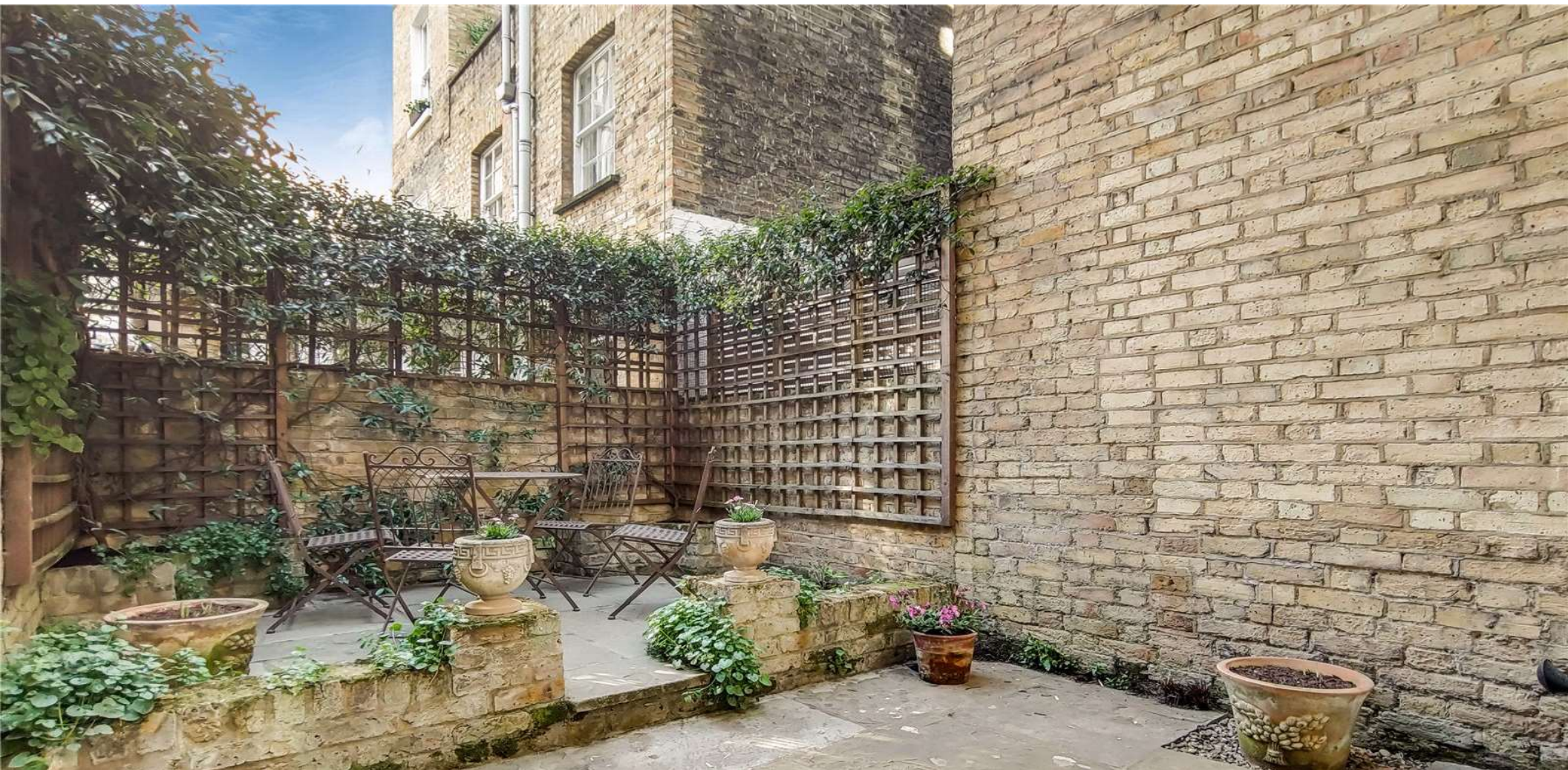




Winchester Street
London, SW1V

CHESTERTONS



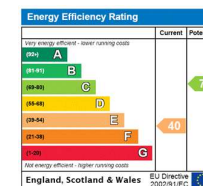


A highly attractive property arranged over three floors comprising two double bedrooms and two bathrooms, on the lower ground floor level with a modern fitted kitchen and dining space. The principal reception room is located on the first floor. The house further benefits from having a substantial internal garage which is rare for this location as well as direct access to a private patio. The property also benefits from a vault that is situated on the lower ground floor which currently serves as a utility room.

Winchester Street is located within Pimlico's highly regarded 'Grid' running between Warwick Way and Lupus Street and is in close proximity to transport links, and iconic landmarks. Victoria Station is a short distance away with main line services, including the Gatwick Express, and underground services via the Victoria and District and Circle Lines.

- Three Storey House
- Sunny Reception Room
- Two Double Bedrooms
- Two Bathrooms
- Modern Kitchen with Separate Dining Area
- Garage

Asking Price £1,150,000



Tenure: Leasehold 94 years 10 months
Service Charge: £900 Ad Hoc (Approximately)
Ground Rent: £200 pa
Local Authority: City of Westminster
Council Tax Band: F

Chestertons Westminster & Pimlico Sales

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 London
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 020 3040 8201
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Winchester Street, SW1V

CAPTURE DATE 12/04/2021 LASER SCAN POINTS 3,825,466

GROSS INTERNAL AREA

128.25 sqm / 1380.47 sqft



| | | | |
|--|---|--|---|
| | | | |
| GROSS INTERNAL AREA (GIA) The footprint of the property | NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height | EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. | RESTRICTED HEAD HEIGHT Limited use area under 1.5m |
| 128.25 sqm / 1380.47 sqft | 113.25 sqm / 1219.01 sqft | 0.00 sqm / 0.00 sqft | 1.77 sqm / 19.05 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 121.69 sqm / 1308.86 sqft
IPMS 3C RESIDENTIAL 113.42 sqm / 1220.84 sqft
SPEC ID 606c8a44ca5b0f0dcd3ca3b4

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