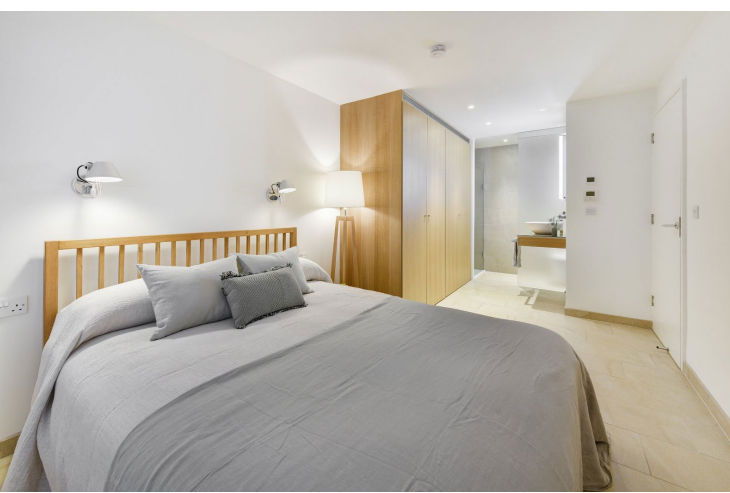




Catherine Place  
London, SW1E

CHESTERTONS









This captivating apartment is nestled within the prestigious Birdcage Walk Conservation Area, offering a unique blend of historic charm and modern living. The building itself is a meticulously refurbished brick Neo-Georgian structure fronting onto a private courtyard in a particularly tranquil part of Central London. Step inside the apartment, and be greeted by 1,352 sq ft of thoughtfully designed living space, spread across the ground and lower ground floors of the building.

A glass roof and generous sash windows bathe the interior in natural light, while the layout provides a perfect balance of functionality and flexibility. Two or three bedrooms, depending on your needs, offer a tranquil escape, while three bathrooms ensure convenience for all. The open-plan living area creates a sense of spaciousness, perfect for entertaining, and can be cleverly divided with large doors to create a dedicated study or guest room. The rear mezzanine extension adds a touch of drama with its expansive skylight, creating a bright and airy space that can be used for a multitude of purposes. The property further benefits from comfort cooling and underfloor heating.

Catherine Place is located moments from Buckingham Palace, St James's Park, a multitude of cafes, shops, restaurants, as well as excellent transport links including Victoria and St James's Park. Offered with no onward chain.

- Prestigious Birdcage Walk Conservation Area location with historic charm.
- 1,352 sq ft of thoughtfully designed living space over 2 floors.
- 2-3 bedrooms depending on your needs, plus 3 bathrooms.
- Open-plan living area perfect for entertaining, convertible to a study/guest room.
- Comfort cooling and underfloor heating.
- Moments from London's landmarks, shops, restaurants and transport links.

Asking Price £1,500,000

Energy Efficiency Rating		Current	Potential
99-100	A		
81-98	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold 118 years from 22<sup>nd</sup> August 2024

**Service Charge:** £6,750 p.a. (which includes buildings insurance)

**Ground Rent:** No Ground Rent

**Local Authority:** Westminster

**Council Tax Band:** G

**Chestertons Westminster & Pimlico Sales**

105 Wilton Road

London

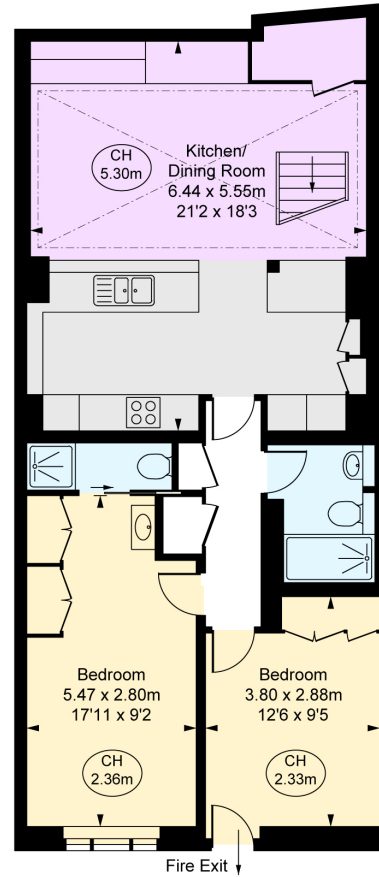
SW1V 1DZ

westminster@chestertons.co.uk

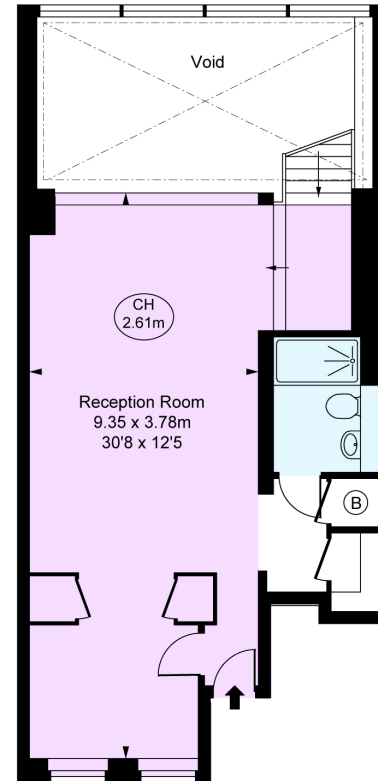
020 3040 8201

chestertons.co.uk

Catherine Place, SW1E  
 Approximate Gross Internal Area  
 125.6 sq m / 1,352 sq ft  
 ( Excluding Void )  
 ( CH = Ceiling Heights )



Lower Ground Floor



Ground Floor

**FULHAM**  
**PERFORMANCE**  
 PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.  
 All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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