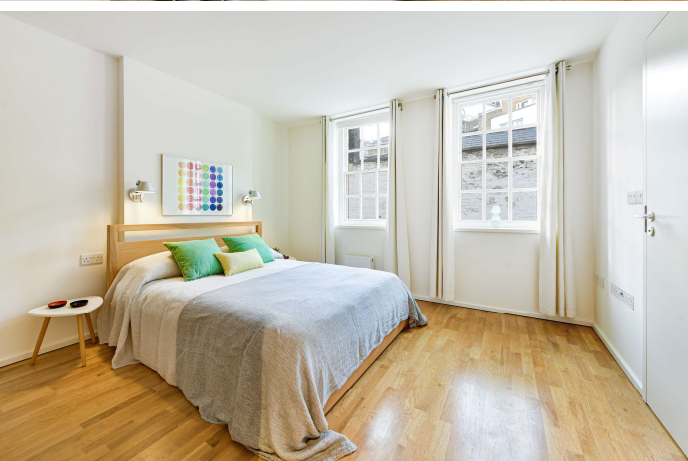




Catherine Place  
London, SW1E









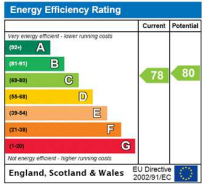
This charming first-floor, one-bedroom flat is situated within a prestigious building in the Birdcage Walk Conservation Area, blending historic charm with modern living. The meticulously refurbished building is part of a Neo-Georgian ensemble fronting onto a private courtyard. Inside the flat, you'll find a thoughtfully designed living space.

Generous windows fill the flat with natural light. The layout offers a perfect balance of functionality, with a well-proportioned bedroom and a modern bathroom. The open-plan living area creates a sense of spaciousness, ideal for relaxing and entertaining.

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 Location: Situated in the Birdcage Walk Conservation Area.
- Historic Charm, Modern Living: Blends period features with contemporary design.
- Refurbished Building: Meticulously maintained neo-Georgian building with a private courtyard.
- Bright and Spacious: High ceilings and large windows create a light-filled living space.
- Well-Proportioned: Features a good-sized bedroom, modern bathroom, and open-plan living area.
- Prime Location: Close to landmarks, cafes, shops, restaurants, and excellent transport links (Victoria & St James's Park).

Asking Price £700,000



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

**Service Charge:** £2,868.76 p.a.

**Ground Rent:** No Ground Rent

**Local Authority:** Westminster

**Council Tax Band:** E

*Chestertons Westminster & Pimlico Sales*

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London

SW1V 1DZ

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020 3040 8201

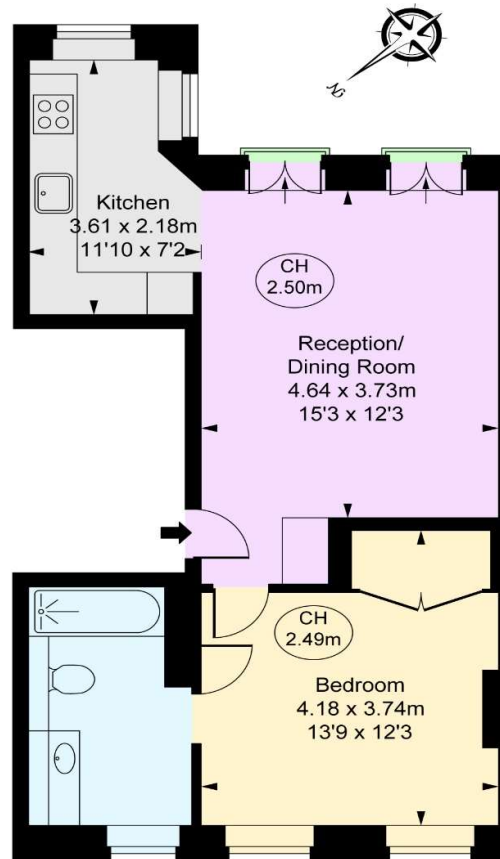
chestertons.co.uk

## Catherine Place, SW1E

Approximate Gross Internal Area

49.17 sq m / 529 sq ft

( CH = Ceiling Heights )



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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