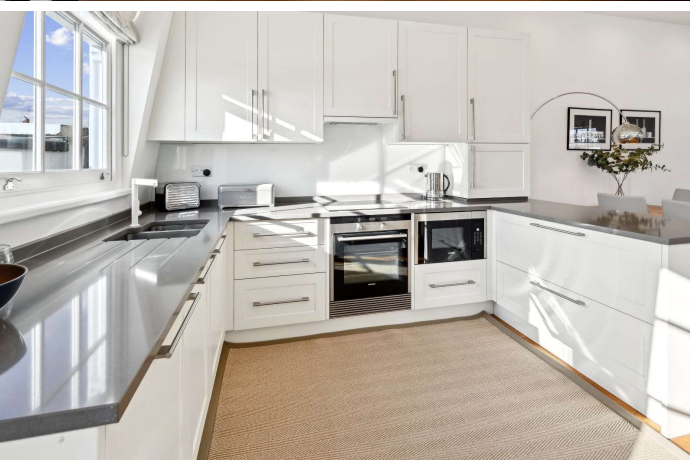




Moreton Terrace  
London, SW1V







This stunning split-level flat occupies a prime position within the coveted Moreton triangle. Set within a handsome period building, the property boasts a spacious open-plan reception room seamlessly blending modern kitchen and dining area and direct access onto a private west facing terrace, creating an ideal space for entertaining. Two double bedrooms and two bathrooms provide ample accommodation.

Benefitting from the absence of an onward chain, this exceptional home offers immediate occupancy. Its enviable location places residents at the heart of the vibrant Pimlico lifestyle, with an array of shops, cafes, and restaurants on the doorstep. Excellent transport links, including Pimlico and Victoria stations, provide effortless access across the capital. The River Thames, Battersea Power Station, and Battersea Park are also within easy reach, offering a wealth of leisure opportunities.

- Prime Moreton Triangle location: Situated in a desirable area within a period building.
- Spacious open-plan living: Modern kitchen, dining, and reception area combined.
- Private west-facing terrace: Ideal for entertaining and outdoor enjoyment.
- Two double bedrooms and two bathrooms: Ample accommodation.
- No onward chain: Offers immediate occupancy.
- Excellent transport links and amenities: Proximity to stations, shops, and leisure spots.

Asking Price £1,250,000

**Tenure:** Leasehold 202 years from 25 March 1988 to and including 24 March

**Service Charge:** £5,784 p.a.

**Ground Rent:** £100 p.a.

**Local Authority:** City of Westminster

**Council Tax Band:** G

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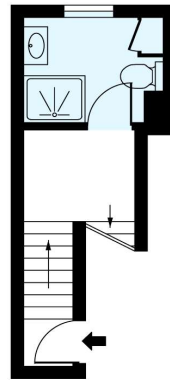


# Moreton Terrace, SW1V

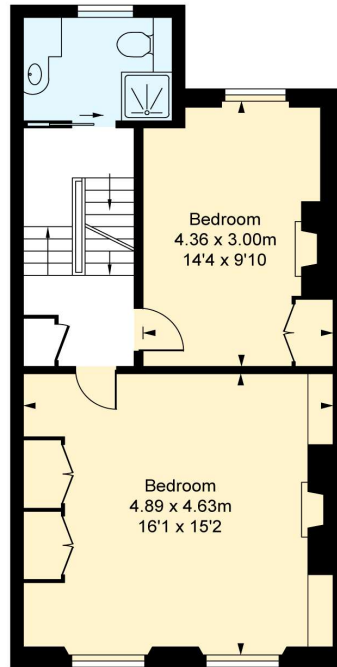
Approximate Gross Internal Area  
94.54 sq m / 1,018 sq ft

( Including restricted height  
under 1.5m ( — — — — — ) )

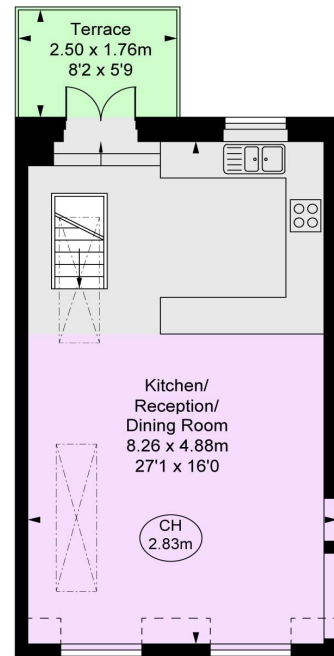
( CH = Ceiling Heights )



**First Floor**  
Approximate Gross Internal Area  
8.73 sq m / 94 sq ft



**Second Floor**  
Approximate Gross Internal Area  
46.69 sq m / 503 sq ft



**Third Floor**  
Approximate Gross Internal Area  
39.13 sq m / 421 sq ft

**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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