



Alderney Street
London, SW1V

Offers in Excess of £1,000,000

CHESTERTONS





A beautifully presented and spacious two bedroom split level conversion in this Mid-Victorian period building located on the sought after Pimlico grid. On the ground floor, the impressive reception room leads through to an excellent formal dining room both with high ceilings and a separate and exceptional kitchen breakfast room. Further accommodation comprises two double bedrooms, family bathroom and conservatory directly accessed from both bedrooms further leading onto a beautiful private garden.

Alderney Street is superbly located for the bars, shops and restaurants of Pimlico, Belgravia and Chelsea. There are superb transport links including Victoria station (Gatwick Express, British rail, Victoria, Circle and District lines) with a further tube station in Pimlico (Victoria Line).

- Spacious 2-bedroom split-level conversion in a Mid-Victorian building.
- High-ceilinged reception and dining rooms on the ground floor.
- Exceptional kitchen-breakfast room.
- Two double bedrooms with conservatory and private garden access.
- Prime Pimlico grid location, close to shops, restaurants, and bars in Pimlico, Belgravia, and Chelsea.
- Excellent transport links: Victoria and Pimlico tube stations, plus national rail and Gatwick Express.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| 99-100 A | | |
| 81-91 B | | |
| 69-80 C | 69 | 76 |
| 55-68 D | | |
| 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 - 999 years from 25 December 1982 plus Share of Freehold

Service Charge: £1,800 (per annum, approximately)

Ground Rent: No Ground Rent

Local Authority: City of Westminster

Council Tax Band: C

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

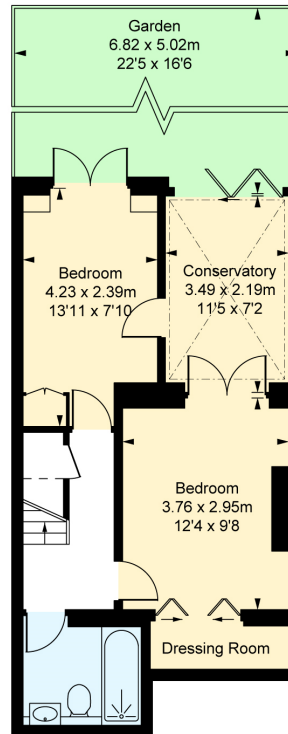
Alderney Street, SW1V

Approximate Gross Internal Area

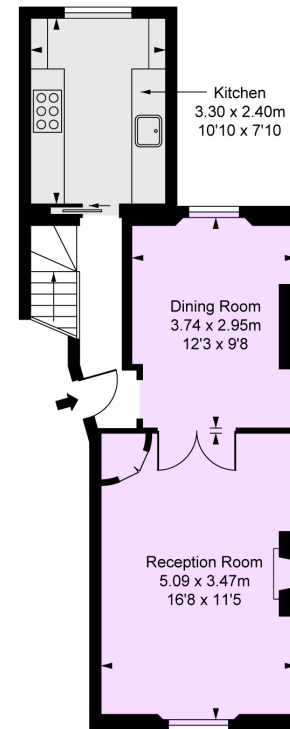
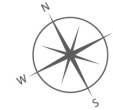
84.8 sq m / 912 sq ft

(Including restricted height
under 1.5m)

(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
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable