



Sutherland Street
Pimlico, SW1V

CHESTERTONS





A bright 1st floor period conversion in this handsome stucco fronted building comprising large reception room, double bedroom, separate kitchen and bathroom. The property further benefits from share of freehold and is offered with no onward chain.

Sutherland Street is conveniently located for access to the shops, cafes and restaurants of Pimlico, Belgravia and Chelsea and excellent transport links found at Victoria (Victoria, Circle and District underground lines, Mainline station and Gatwick Express).

- 1st Floor Period Conversion
- Stucco Fronted Building
- Large Reception Room
- Separate Kitchen and Bathroom
- Share of Freehold
- No Onward Chain

Asking Price £595,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	75	82
55-68 D		
49-54 E		
35-48 F		
1-34 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold – 999 Years from 1 November 2024 plus Share of Freehold
Service Charge: £3,412 Approximately (incl. £500 Reserve Fund contribution)
Ground Rent: No Ground Rent
Local Authority: City of Westminster
Council Tax Band: E

Chestertons Westminster & Pimlico Sales

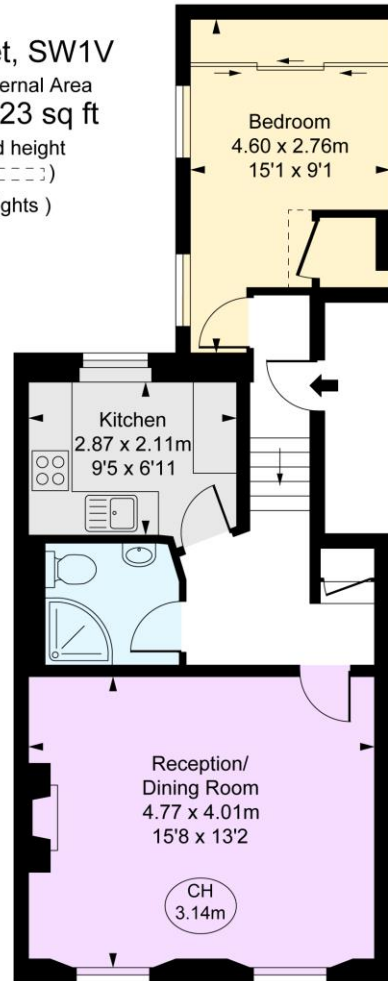
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Approximate Gross Internal Area
48.58 sq m / 523 sq ft

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

(CH = Ceiling Heights)



First 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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