



Bramwell House
Churchill Gardens, SW1V

Asking Price £475,000

CHESTERTONS





A bright and spacious lateral flat in a purpose built block with pleasant far reaching views. Set on the upper floor (7th) with lift access, this property comprises two bedrooms, large reception room with direct access onto a balcony, separate modern kitchen, family bathroom and separate WC. Offered with no onward chain.

Churchill Gardens is conveniently situated for cafes, shops and restaurants of Pimlico and Victoria, within close proximity to the River Thames, Sloane Square, St James's and Battersea Parks. The property benefits from good local schools and excellent transport links - just minutes' walk from Pimlico tube and Victoria tube/mainland stations (Gatwick Express), Victoria coach station, as well as a well-connected bus route towards the West End.

Bright & Spacious: A lateral flat with far-reaching views.

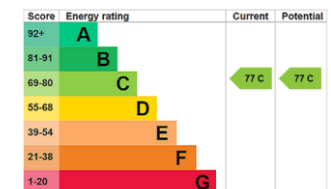
Upper Floor Living: Located on the 7th floor with convenient lift access.

Spacious Accommodation: Includes two bedrooms, a large reception room with balcony access, a modern kitchen, family bathroom and wc

No Onward Chain and Long Lease

Prime Location: Close to Pimlico and Victoria's amenities, the River Thames, and various parks.

Excellent Transport Links: Minutes from Pimlico and Victoria stations (tube, mainline, Gatwick Express, coach), and bus routes to the West End.



Tenure: Leasehold – expires 20th September 2197

Service Charge: £ 3,660 (Approximately)

Ground Rent: £10 (per annum)

Local Authority: Westminster City Council

Council Tax Band: C

Chestertons Westminster & Pimlico Sales

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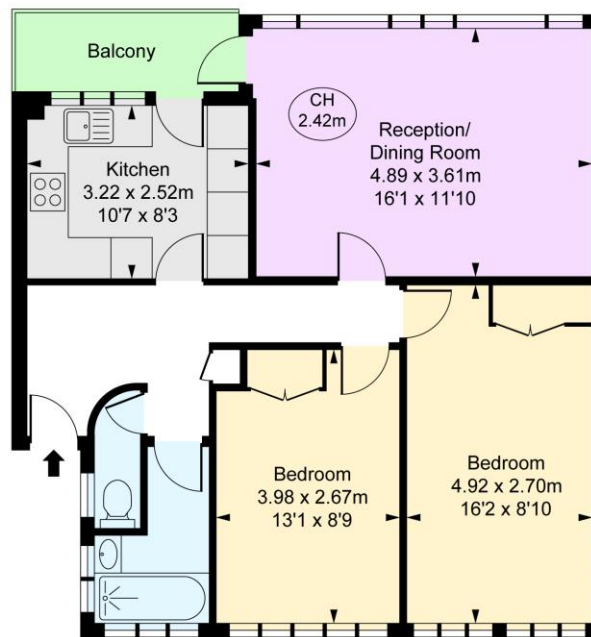
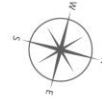
020 3040 8201

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Churchill Gardens, SW1V

Approximate Gross Internal Area
64.76 sq m / 697 sq ft

(CH = Ceiling Heights)



Seventh Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All 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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