

TACHBROOK STREET, PIMLICO, SW1V
LEASEHOLD
£775,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 82 years remaining

Service Charge: £4028 per annum

Ground Rent: £10 per annum

FEATURES

3 Minute Stroll from Pimlico Station

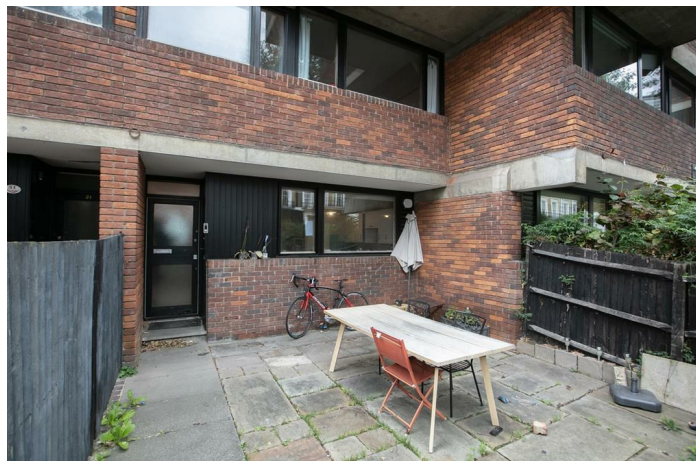
Split-Level Layout

Two Private Patio Garden

Lush Leafy Communal Grounds

Private Entrance

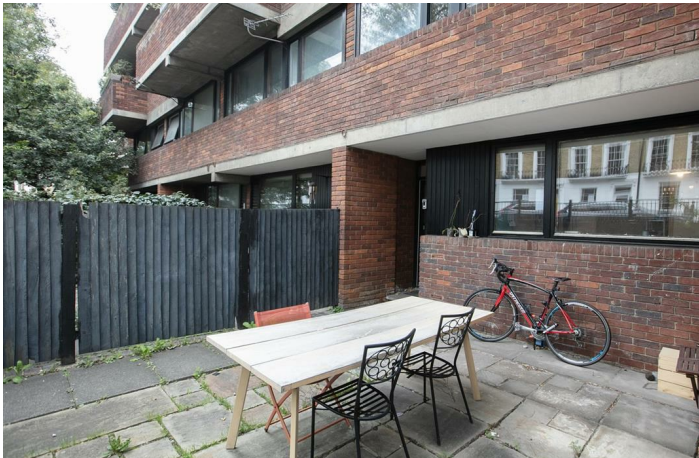
Leasehold



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Split-Level Three Bedder With Two Patio Gardens Moments From Pimlico - CHAIN FREE.

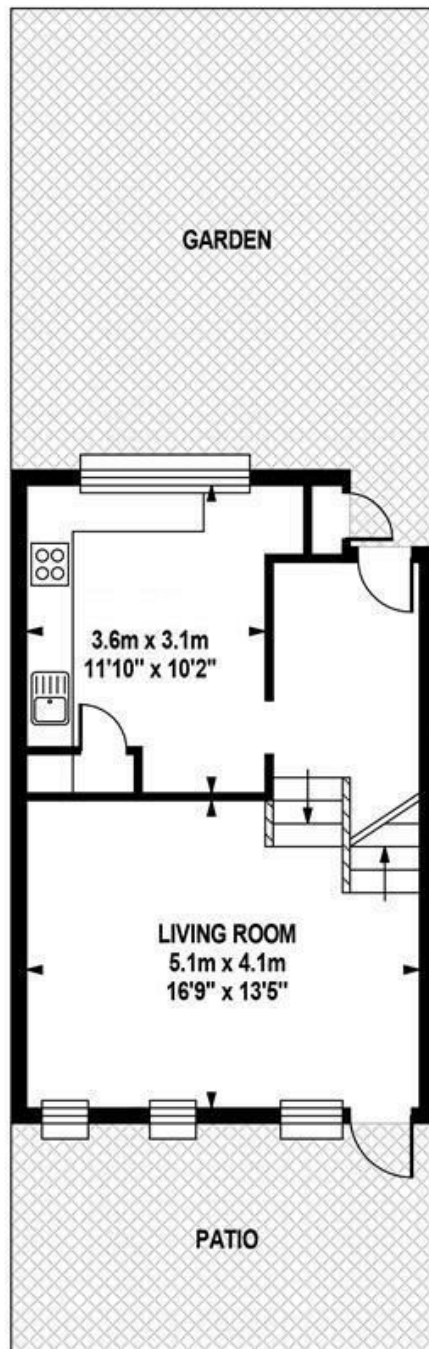
Described in The Times shortly after its building as 'an elegant and exciting environment for young and old', this Grade II listed modernist red-bricked building takes pride of place along one of Pimlico's mature leafy streets. Beautifully curved and well maintained, the development backs onto a gently upward sloping and lush communal garden. The flats sits on the ground and first floors and enjoys a private entrance, two separate patio gardens and a generous layout. The accommodation comprises kitchen/diner, separate living room, three lovely bedrooms and a bathroom. The location speaks for itself with the endless zone 1 attractions and transport links of plucky Pimlico at your fingertips. Pimlico's Victoria Line station is but a 3 minute stroll. Even closer are the social and boho attractions of Moreton Street. This is a proper lifestyle choice!

A gated front patio garden with tonnes of space for al-fresco dining leads you to your private entrance. You'll find the kitchen/diner facing front over the garden through a wide double glazed window. There's plenty of dining and counter space. An open rear wall offers a glimpse to the living room a half-flight below. This is accessed back through the hall and stretches to the full width of the property. It has a calming rear aspect facing over abundant greenery through three separate windows. A glass pane door opens to the rear patio garden which in turn opens onto that fabulous shared garden. Back inside ascend your stairs to reach a rear facing double bedroom with more leafy views. The bathroom sits next door to this and has a clean white suite. Upward again you reach two more bedrooms. One is a large single and the other a double - both face front toward a pleasant period streetscape.

Tenure: Leasehold

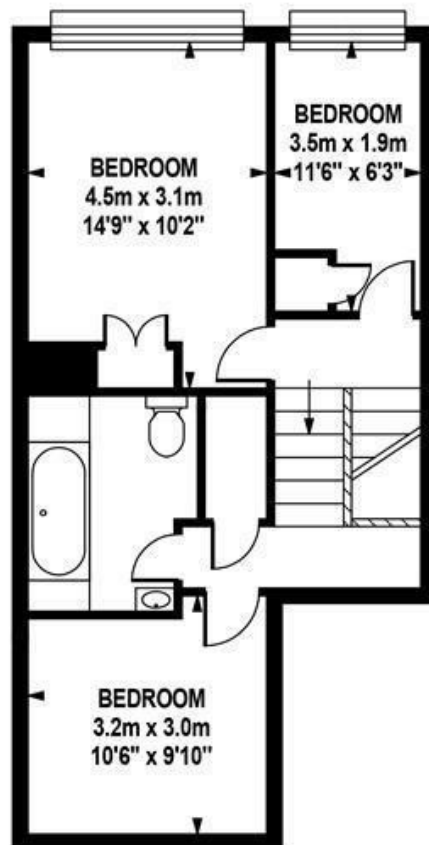
Lease Length: 82 years

Council Tax Band: E



GROUND FLOOR

Approximate Internal Area :-
40.32 sq m / 434 sq ft



FIRST FLOOR

Approximate Internal Area :-
46.17 sq m / 497 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 86.49 sq m / 931 sq ft
Measurements for guidance only / not to scale

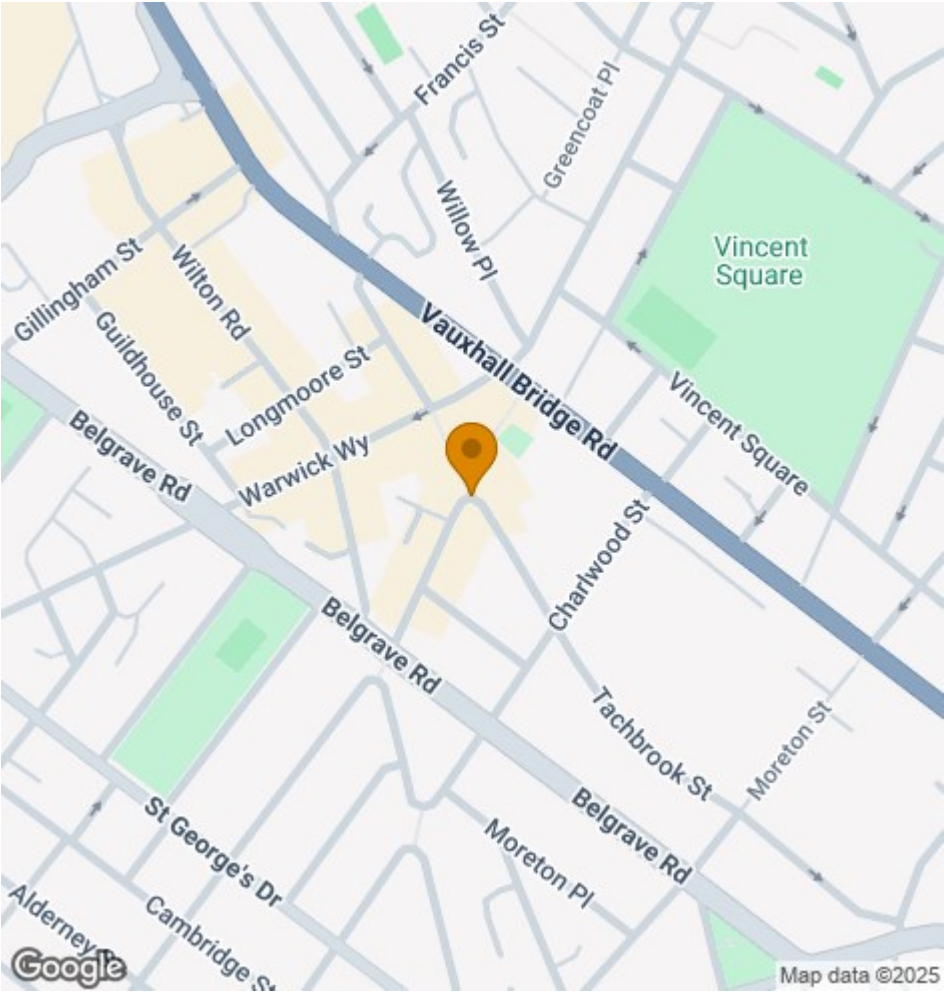


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LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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