





## CARLISLE PLACE, LONDON SW1P 1NH

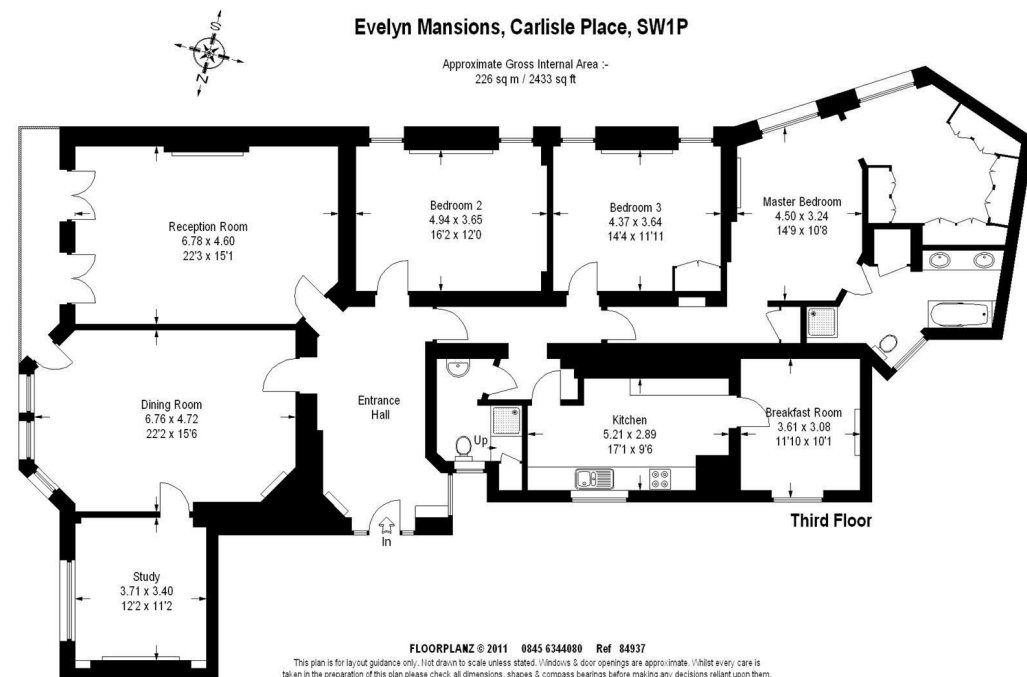
A grand and laterally spacious 3rd floor apartment within a sought-after mansion building comprising 3 generously proportioned Reception Rooms, three double bedrooms and two bathrooms (1 en suite) and kitchen with adjoining breakfast room. This well presented and gracious apartment with impressive period scale retains numerous period features and benefits from high ceilings, a balcony off the reception room and several period fireplaces. The building enjoys the benefits of a lift and day portage.

Evelyn Mansion is a well-regarded Mansion building on Carlisle Place immediately off Victoria Street and within easy reach of Victoria Station (National Rail including Gatwick Express and both District and Circle and Victoria underground lines). St James's Park is also close by along with a plethora of famous London landmarks, theatres, shops, bars and restaurants.

### Accommodation & Amenities

- Third Floor
- Master bedroom with en suite bathroom
- 2 further bedrooms
- 2,433 sq ft
- Leasehold with 130 years unexpired
- Westminster Council tax band G

**£2,650,000 ASKING PRICE SUBJECT TO CONTRACT**



Approximate Gross Internal Area  
2433.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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