



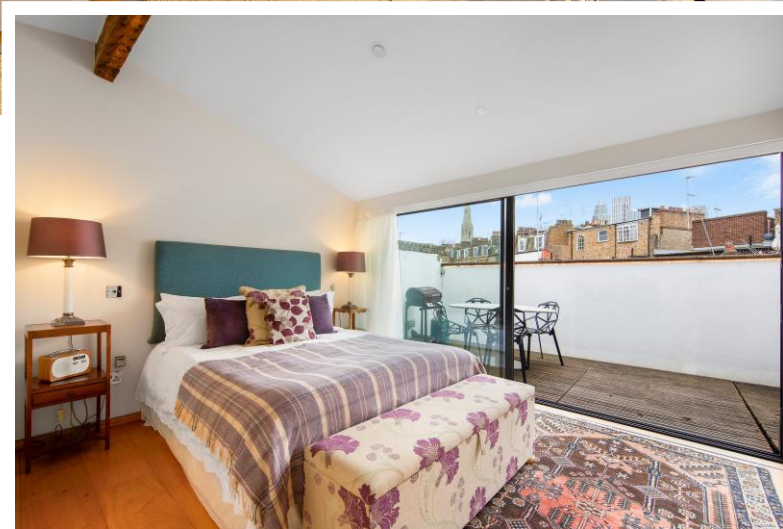
TUCKERMAN
ESTATE AGENTS
PROPERTY PROFESSIONALS

Moreton Street, Pimlico, London, SW1V 2PB

- Chain Free
- New 999 Year Lease
- Bright and Spacious
- Close to Transport Links

**Asking Price Of
£1,650,000**





Property Description

Step into a spacious open-plan kitchen and living room adorned with double-height ceilings, where sleek lines meet timeless design. The kitchen, with fully integrated high-end appliances and solid granite worktops, beckons culinary creativity. A feature fireplace graces the living room, leading seamlessly to a private balcony through French doors, offering a serene escape. Ascend to the expansive private roof terrace, a sanctuary under the sky, perfect for al fresco gatherings or quiet moments of reflection. The master bedroom benefits from an en-suite



bathroom, with two further double bedrooms serviced by a family bathroom. Underfloor heating and air conditioning provide year-round comfort. Additional conveniences include a guest WC with utility room, ensuring both practicality and refinement.

The entire internal structure of the property was rebuilt in 2010 ensuring improved insulation, the benefit of a new roof and new double glazed external doors and windows.

Ideally situated on a quiet street amidst charming boutiques, cafes, and restaurants, the allure of urban living meets peaceful respite. With Pimlico underground station mere minutes away and numerous bus routes along Vauxhall Bridge Road, convenience and connectivity are seamlessly woven into the fabric of everyday life. Discover a harmonious blend of luxury, tranquillity, and convenience in this distinguished residence.

COSTS

Service Charge	£ 4,150.00 p.a. approx
Reserve Charge	£ 1,320.00 p.a. approx
Ground Rent	Nil
Council Tax Band	E
Council Tax Cost	£ 1,189.42
Local Authority	Westminster City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Moreton Street SW1

Gross internal area (approx.)

110 Sq m (1184 Sq ft)

For identification only, Not to Scale



Ground Floor

First Floor

Second Floor

Third Floor

www.virtualtours.london

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements