







## KEY FEATURES

- Two terraces
- Outdoor space
- High ceilings
- Entertainment areas
- Air conditioning

Arranged over four floors, this beautifully presented townhouse offers excellent living and entertaining spaces throughout.

The ground floor features a bright and elegant double reception room with impressive ceiling heights opening onto a terrace, ideal for relaxing or entertaining. There is also a guest cloakroom and a spare bedroom on this level. On the lower ground level, you will find a spacious open-plan dining area and a modern kitchen with direct access to a private patio. This level also includes a media room, a utility room, and a bathroom, providing practicality and comfort.

The first floor comprises a spacious principal bedroom with an ensuite bathroom, a study, and access to an additional terrace. On the second floor, you'll find two well-proportioned bedrooms and a family bathroom.

The house further benefits from air conditioning and underfloor heating in all bathrooms.



4 BEDROOMS



4 BATHROOMS

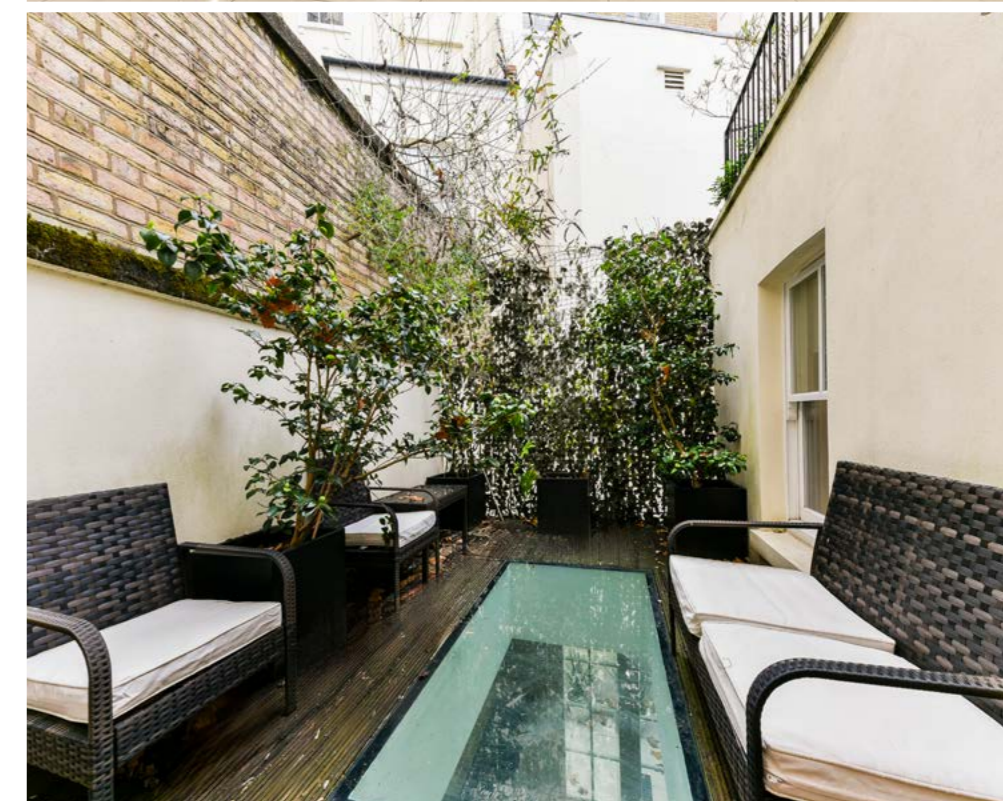




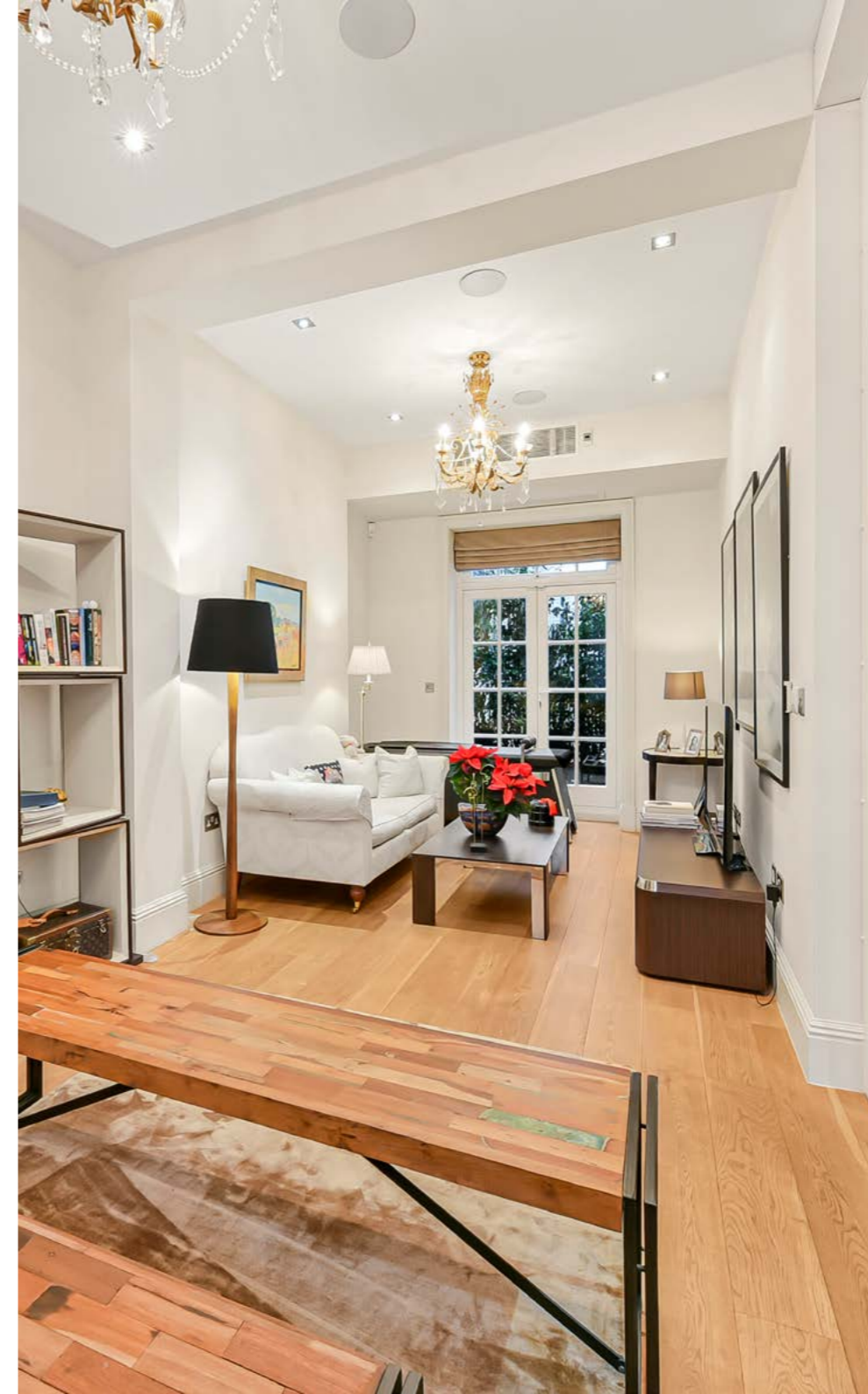


## ACCOMMODATION

- Double reception room
- Kitchen
- Dining room
- Media room
- Utility
- Study
- Principal bedroom with ensuite
- Three further bedrooms
- Three bathrooms



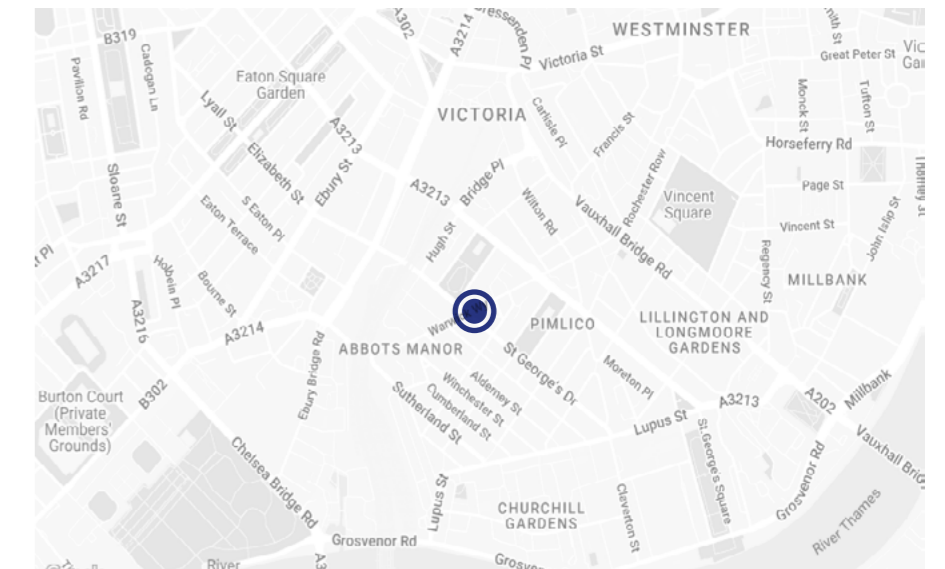




## LOCATION

Warwick Way is situated in the heart of Pimlico, surrounded by stylish restaurants, charming cafés, and local shops. Just a short walk to Belgravia and Sloane Square, offering upscale dining and shopping amenities.

Excellent transport links, with Victoria Underground and mainline stations nearby, provide direct access to Gatwick Airport and high-speed services across London.



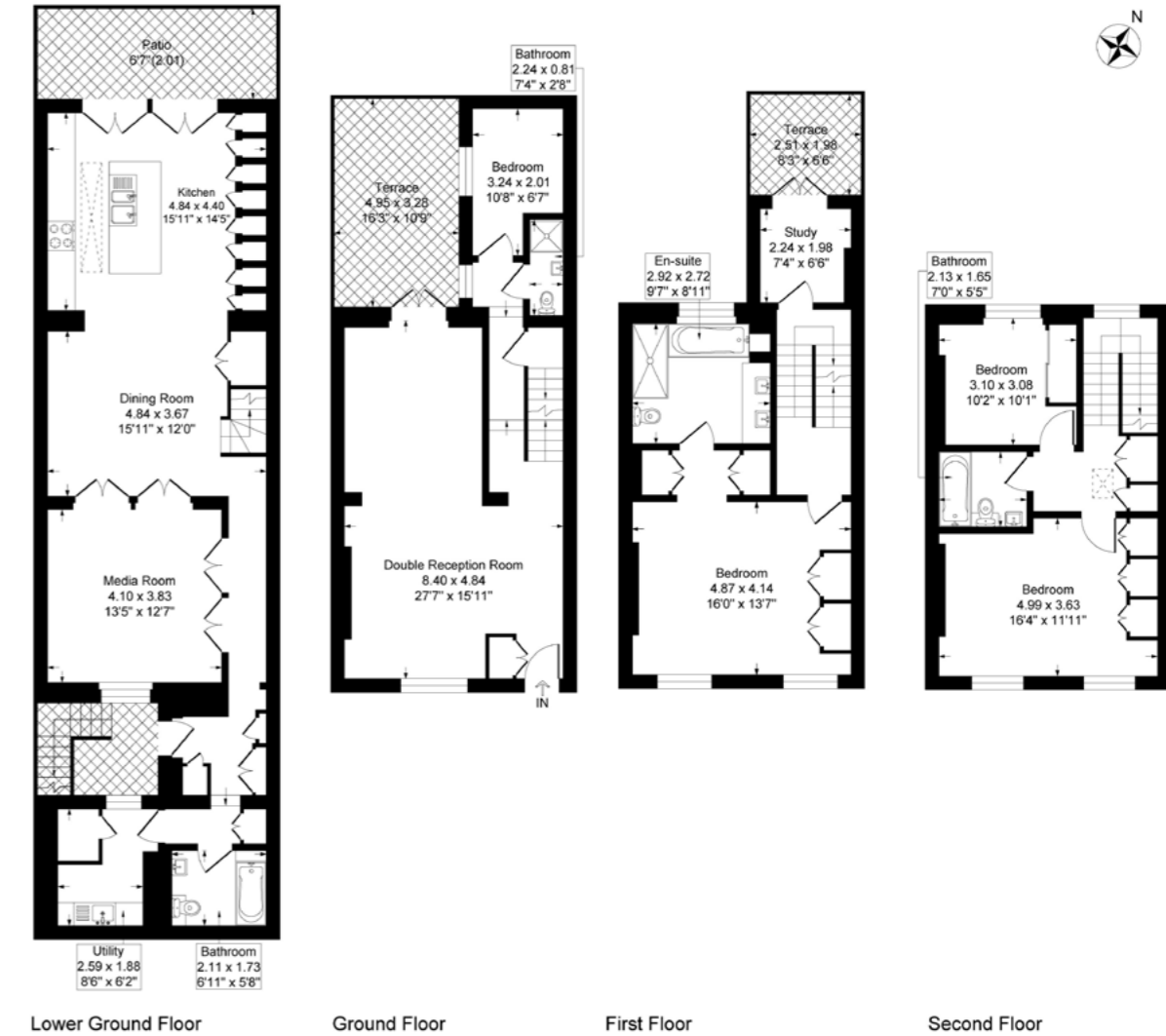




## FLOORPLAN

Approx Gross Internal Area:  
214 sq m / 2303 sq ft

Not to Scale



## TERMS

Price: £2,735,000

Tenure: Freehold

EPC: D

Council Tax Band: H

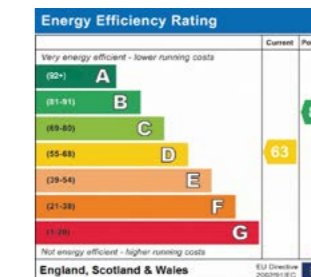
Viewing: By appointment only

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