

GILLINGHAM STREET, SW1

Red.

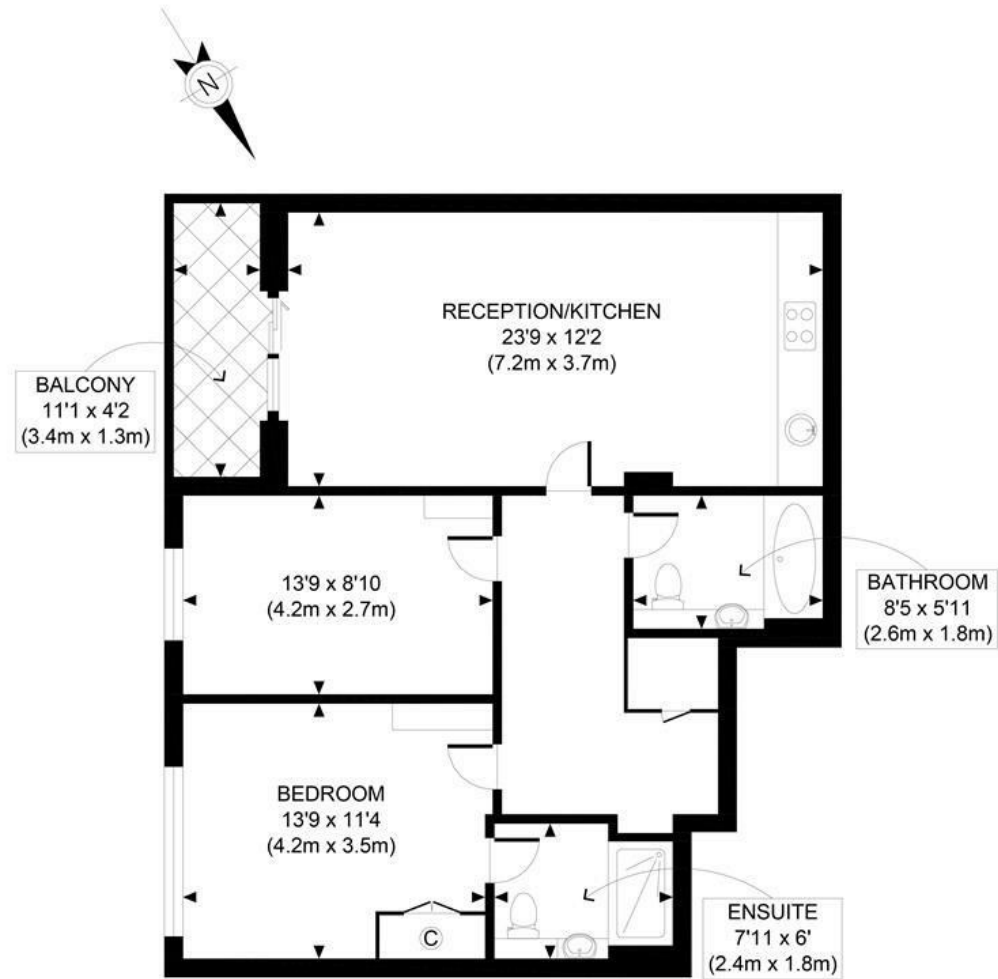


£925,000

This excellent opportunity to own a spacious two-bedroom apartment in a secure building with off-street parking is perfect for those who want the convenience of city living with the added peace of mind of a secure home.

The apartment enjoys an open-plan living area with a private balcony, making it ideal for entertaining guests or simply relaxing and enjoying the views. The master bedroom has built-in wardrobes and a large en-suite shower room, while bedroom two is a double with the potential for built-in wardrobes. The family bathroom has plenty of storage and a shower over the tub.

Wilton Plaza, 20 Gillingham Street, is a sought-after modern development with a day porter, two lifts, CCTV, and communal gardens. Residents also benefit from excellent transport links to Victoria Station within a few minutes' walk. Nova Victoria is moments away, providing a large range of shops and eateries, and there are many gyms, bars, and restaurants in the area.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 803 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 75 SQM  
Ref: RED PROPERTY Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Chain-free
- Open-Plan Living Area
- Day Porter
- Parking Space
- Communal Garden
- Spacious Two-Bedroom Apartment
- Balcony
- CCTV
- AC/Comfort Cooling
- Short Walk to Victoria Station

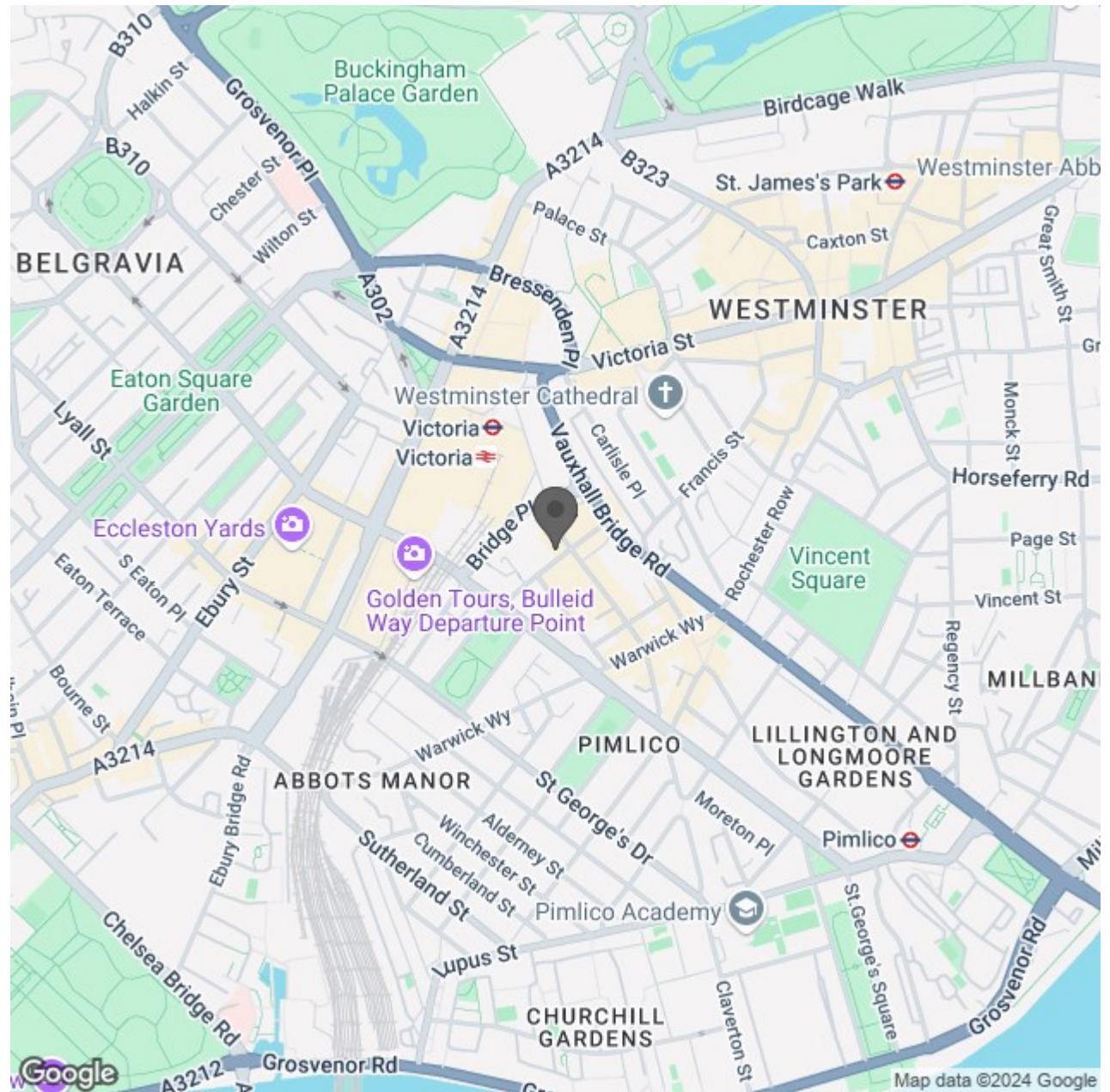


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Red.**