

GILLINGHAM STREET, PIMLICO, SW1V

Red.

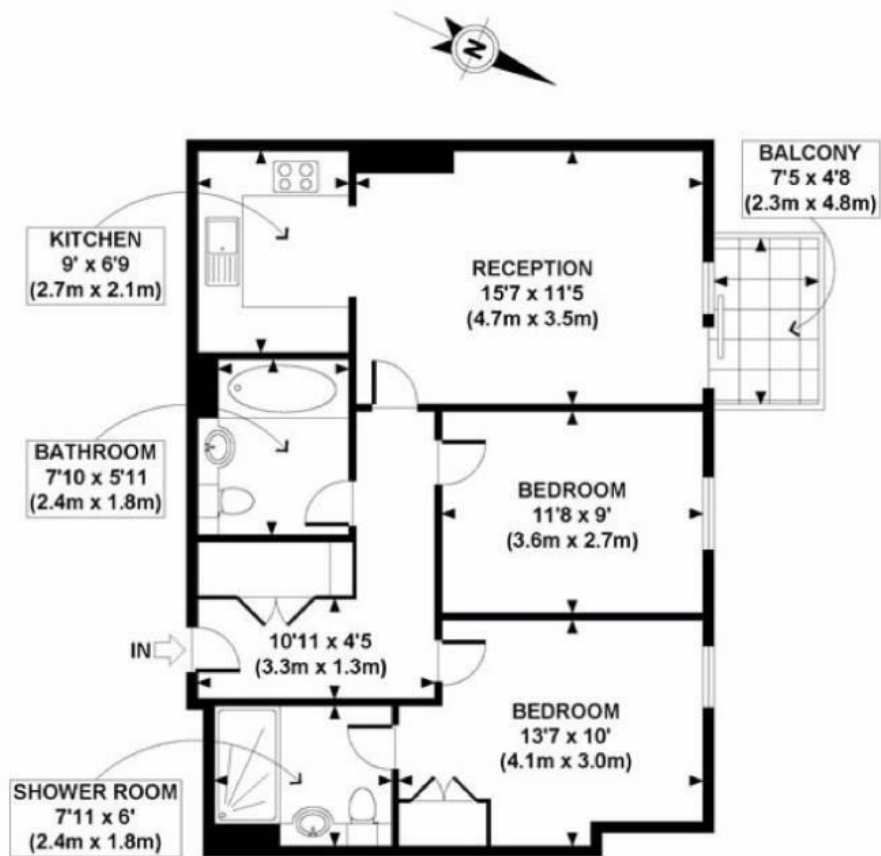


## PRICE GUIDE £855,000

A modern two-bedroom, two-bathroom apartment on the sixth floor of a well-maintained development, complete with secure allocated parking and a private balcony overlooking the communal gardens.

The flat offers a bright open-plan living space, ideal for both relaxing and entertaining. The master bedroom includes built-in wardrobes and a stylish en-suite bathroom, while the second double bedroom is served by a separate family bathroom. The property also benefits from a comfort cooling and heating system throughout.

20 Gillingham Street is part of a sought-after modern development designed for convenient city living, with a day porter, 24-hour security, lifts, CCTV and landscaped communal gardens. Victoria Station is just a few minutes' walk away, offering excellent transport links. Nova Victoria is also close by, providing a wide range of shops, cafés and restaurants, along with gyms and other local amenities.



GROSS INTERNAL  
FLOOR AREA 692 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQ M



- Chain-free
  - Open-Plan Living Area
  - Private Balcony
  - Secure Allocated Parking
  - Day Porter (Weekdays)
- Two Double-Bedrooms, One with En-Suite
  - Fully-Fitted Kitchen
  - Built-in Storage
  - Comfort Cooling & Heating
  - Moments From Victoria Station



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

