

GILLINGHAM STREET, PIMLICO, SW1V

Red.



**£3,050**

Available now! A spacious, two double bedroom, two bathroom apartment with a private balcony. This well-appointed property benefits from large open-plan reception with a private balcony, modern kitchen, day porter, video entry-phone system, AC and two passenger lifts.

Ideally located in Pimlico close to the Nova, which boasts restaurants, cafes, delis, and artisan bakery, as well as near to gyms including Frame, Fitness First, and 1 Rebel.

Victoria Quarter is fast becoming the best connected and serviced area of London, with St James' Park and Westminster stations close by Green Park, and Hyde Park is also nearby.

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TOTAL 72.8 SQ. M / 784 SQ.FT PLUS BALCONY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

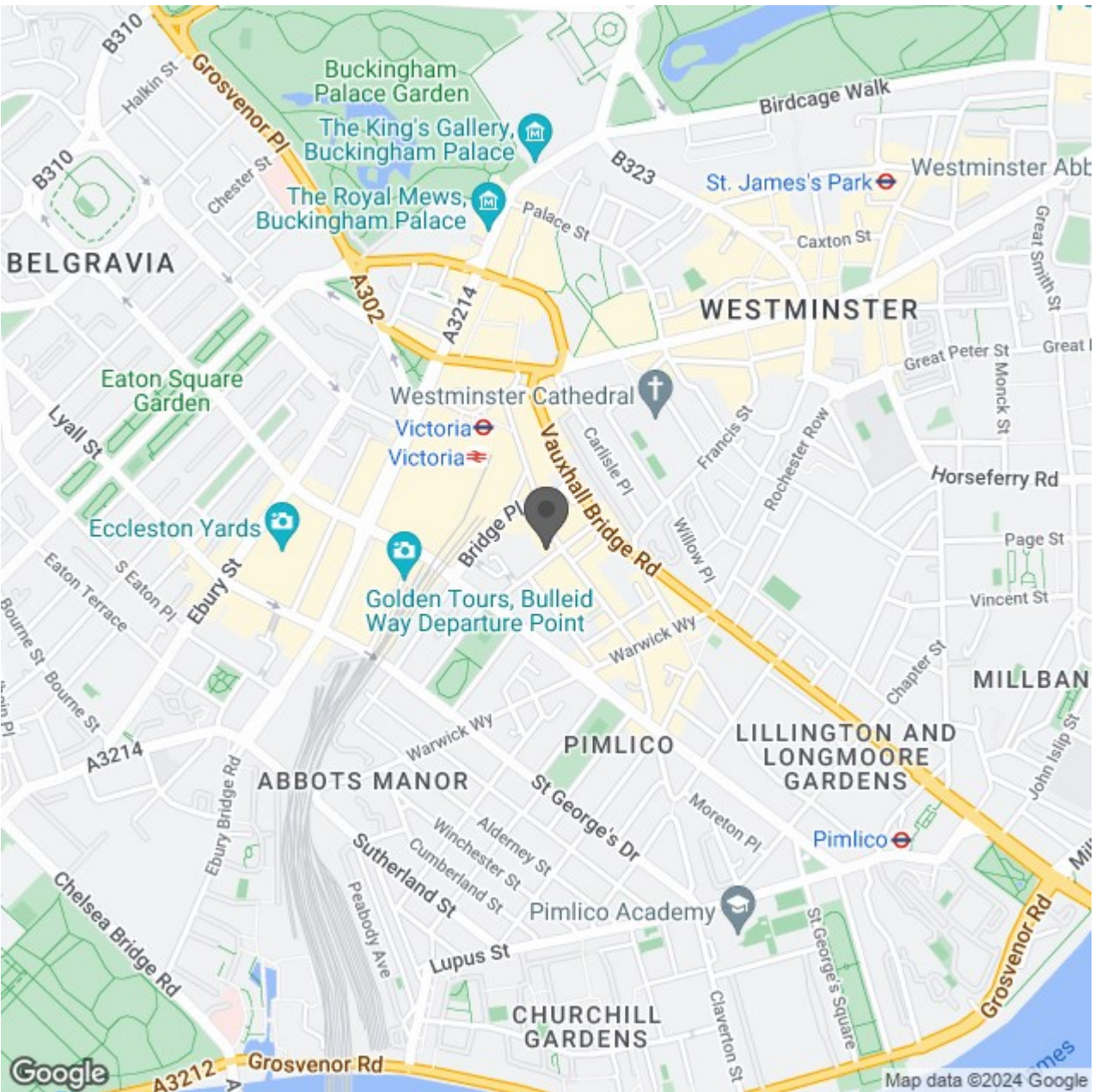
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- Two Bedrooms
- Private Balcony
- Daytime Porter
- Secure Entry System
- All Local Amenities Nearby
- Two bathrooms
- Spacious Lounge
- CCTV in the Building
- Exceptional Location
- Furnished



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>		
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