

# LCP/PrivateOffice

est.1990

Winchester Street, Pimlico SW1  
Asking Price £650,000 STC



## Description

An attractive two bedroom, first floor flat in a stucco building in the Pimlico Grid.

The property comprises an open plan kitchen / reception room with pair of Juliette balconies, two bedrooms and a family bathroom.

Winchester Street forms part of the Pimlico Grid, an area defined by its white stucco fronted period buildings. The closest stations are Pimlico (Victoria Line), Victoria (Circle, District and Victoria Lines, Gatwick Express and National Rail) or Sloane Square. The closest green space is St George's Square or Battersea Park is on the other side of Chelsea Bridge.



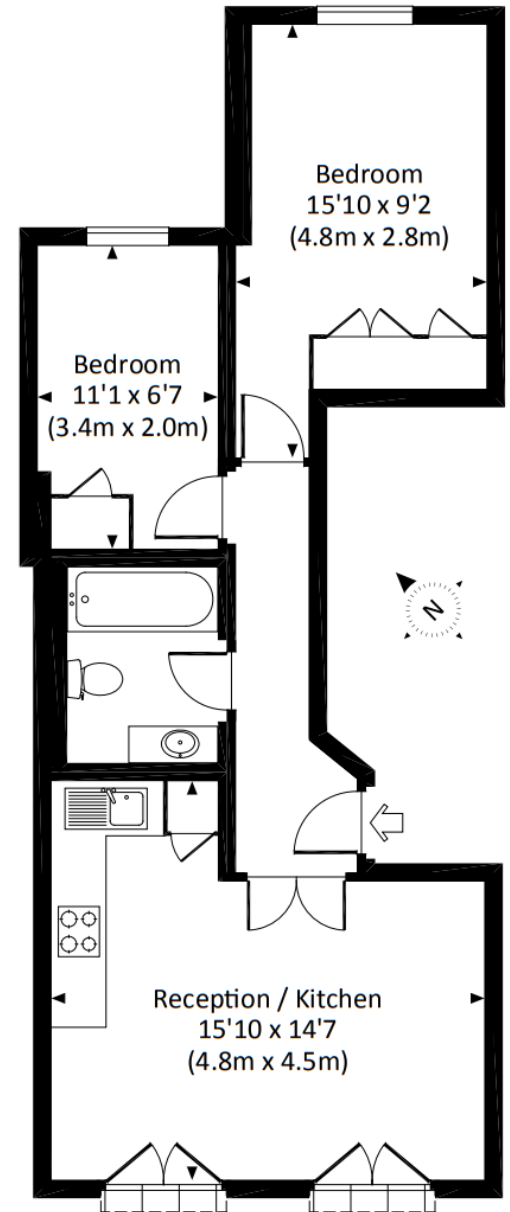
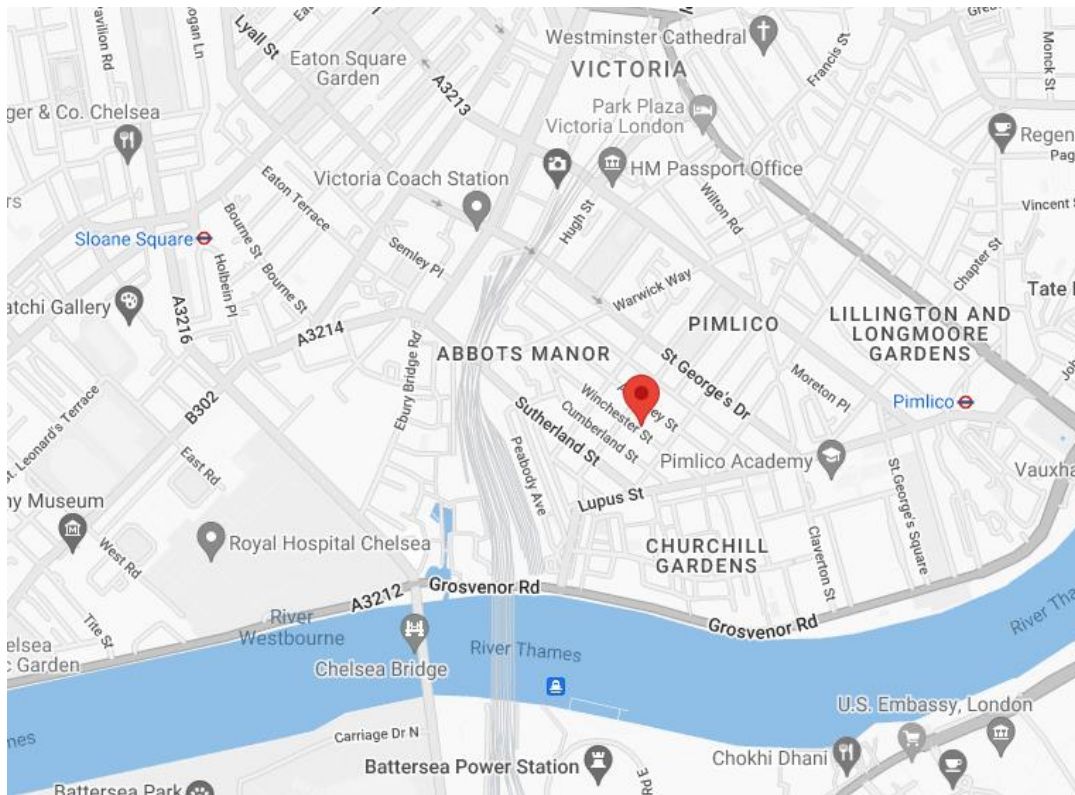
## Accommodation

1<sup>st</sup> Floor Flat | Open Plan Kitchen / Reception Room |  
Pair of Juliette Balconies | Two Bedrooms | Bathroom |  
1 504 sq ft (47 sq m)

<b>Asking Price</b>	£650,000 STC
<b>Lease</b>	Approximately 83 years remaining
<b>Service Charge</b>	£4,324 per annum
<b>Ground Rent</b>	£150pa
<b>Council Tax</b>	Westminster Band F

# WINCHESTER STREET, SW1V

Approx. gross internal area  
504 Sq Ft. / 46.8 Sq M.



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

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.

## FIRST FLOOR

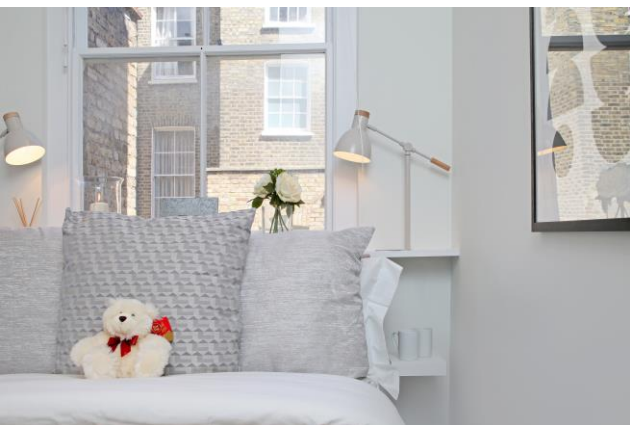
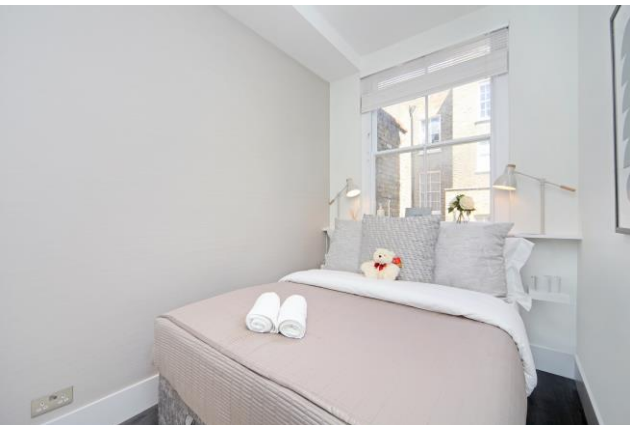


All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dowlingjones.com 020 7610 9933



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