



Sussex Street, London **SW1V**



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A sophisticated late Victorian double-fronted house, ideally situated on the corner of Sussex Street and Alderney Street, just a short distance from Warwick Square.

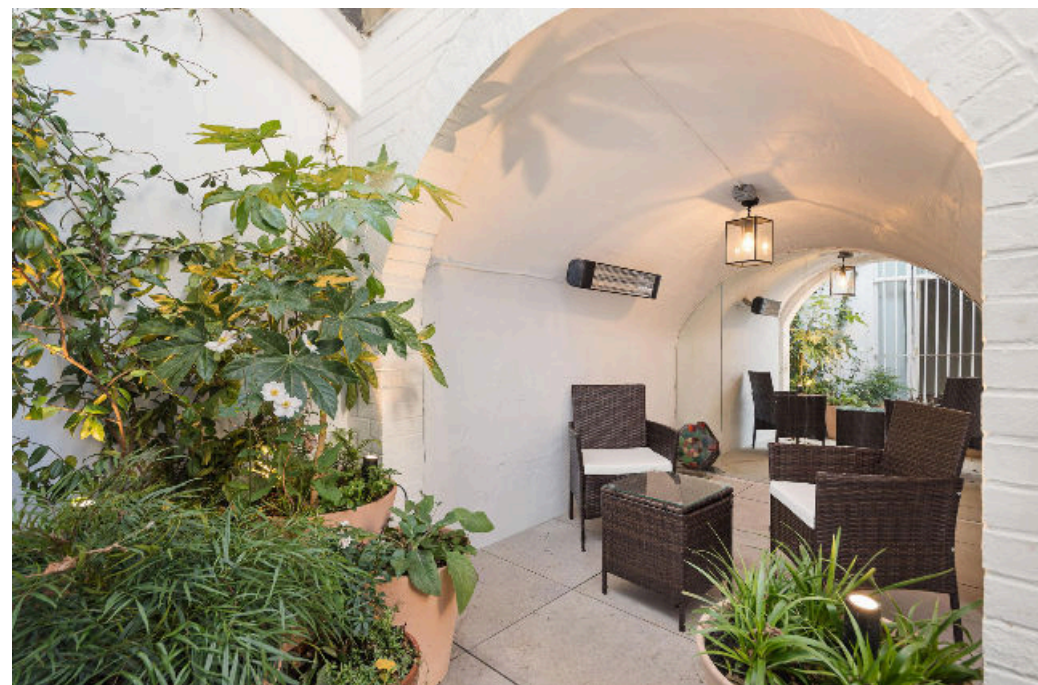


Guide price: £3,350,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H





This remarkable property, boasting approximately 2,627 sq. ft. of living space, features a dual aspect corner position, offering abundant natural light and a sense of spaciousness throughout its grandly proportioned rooms. The home's standout features include over the ground and first floor two expansive reception rooms, with a stylish kitchen on the ground floor and a study on the first.

Upstairs, the property offers a spacious principal bedroom with en suite, separate walk-in wardrobe and storage.

The lower ground floor includes two additional bedrooms, a separate bathroom, a practical utility room and ample cellar space, perfect for storage or a wine collection.

There is access to a patio area, adding to the property's appeal.

There is planning permission granted for Erection of mansard roof extension creating two additional bedrooms and bathroom which would add approximately an additional 360sqft. These works have been costed by a contractor, please contact us for further details or plans.

Westminster application 24/01644/FULL



Location description

Located in the heart of Pimlico's sought-after 'grid,' Sussex Street provides easy access to local amenities and the convenient transport links at Pimlico and Victoria Stations.



A property in a
sought-after
location

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Approximate Gross Internal Floor Area

240.7 sq m / 2591 sq ft

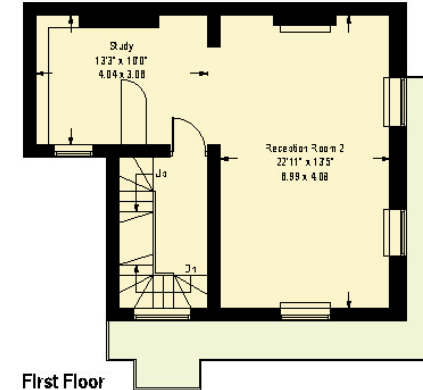
Vaults = 13.3 sq m / 143 sq ft

Total 254.0 sq m / 2734 sq ft

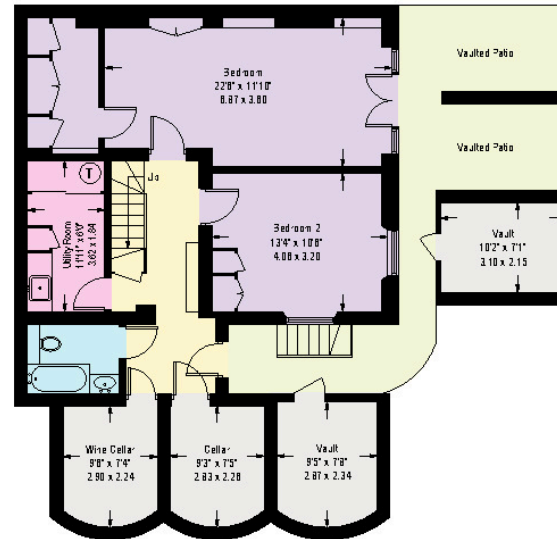
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



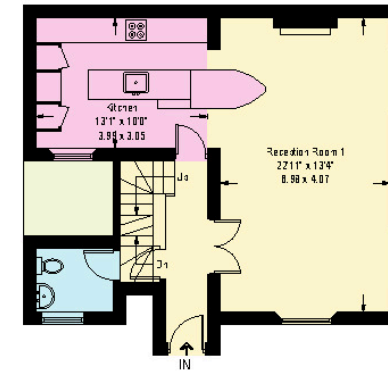
Second Floor



First Floor



Lower Ground Floor



Ground Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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