



West Warwick Place  
Pimlico, SW1V

CHESTERTONS







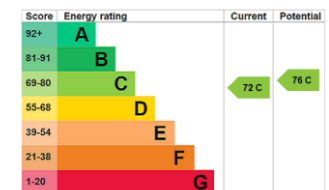


A stylish duplex apartment arranged over the top two floors of a period building in the heart of Pimlico, showcasing charming original features throughout. This beautifully presented home comprises two double bedrooms, a modern bathroom, a separate fully-fitted kitchen, and a bright reception room enhanced by a skylight. The spacious open-plan top floor offers a versatile living and entertaining area, ideal for hosting. The property is offered with a share of freehold and no onward chain, making it an attractive and straightforward purchase.

Located on West Warwick Place, the apartment is ideally positioned within easy reach of the boutiques, cafés and restaurants of Pimlico, Belgravia and Chelsea. Excellent transport links are available nearby at Victoria Station, offering access to the Victoria, Circle and District lines, National Rail services, and the Gatwick Express.

- Stylish Top-Floor Duplex
- Two Spacious Bedrooms One Bathroom
- Bright Reception Room with a Skylight
- Separate fully fitted kitchen
- Offered with Share of Freehold and No Onward Chain
- Excellent location in Prime Pimlico

Offers in Excess of £750,000



**Tenure:** Share Of Freehold - 999 years from 25 September 2005  
**Service Charge:** Ad-Hoc (£670 Last Year)  
**Ground Rent:** Peppercorn  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

*Chestertons Westminster & Pimlico Sales*

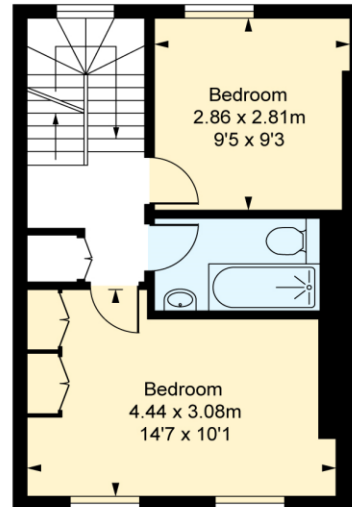
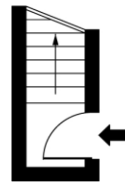
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# West Warwick Place, SW1V

Approximate Gross Internal Area  
63.54 sq m / 684 sq ft

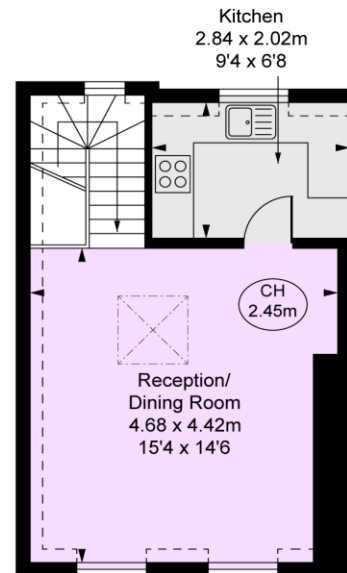
( Including restricted height  
under 1.5m [ ] [ ] [ ] [ ] )

( CH = Ceiling Heights )



First Floor Entrance  
Approximate Gross Internal Area  
1.89 sq m / 20 sq ft

Second Floor  
Approximate Gross Internal Area  
31.96 sq m / 344 sq ft



Third Floor  
Approximate Gross Internal Area  
29.69 sq m / 320 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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