



Coleridge Court
16 Regency Street, SW1P

CHESTERTONS





A well presented, bright, and well-proportioned two double bedroom first-floor apartment, set within an attractive gated period building. The property boasts a spacious and light-filled reception room, a separate contemporary kitchen, and two stylish bathrooms, including a principal en-suite. Offered to the market with no onward chain.

Regency Street is conveniently situated for the shops, cafes and restaurants of Westminster and nearby Pimlico and benefits from a great choice of transport links including Victoria (Victoria, District and Circle lines, mainline station and Gatwick Express), Pimlico (Victoria line) and Westminster (Jubilee, District and Circle lines).

- A Bright and Well Laid Out Apartment
- Two Double Bedrooms and Two Bathrooms
- Large Reception Room
- Separate Modern Kitchen
- Convenient Location
- No Onward Chain

Asking Price £800,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	78	81
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold 971 years remaining (Lease expires on 29th September 2997)

Service Charge: £5,000 p.a. (Approximately)

Ground Rent: £0 No ground rent

Local Authority: Westminster

Council Tax Band: G

Chestertons Westminster & Pimlico Sales

105 Wilton Road

London

SW1V 1DZ

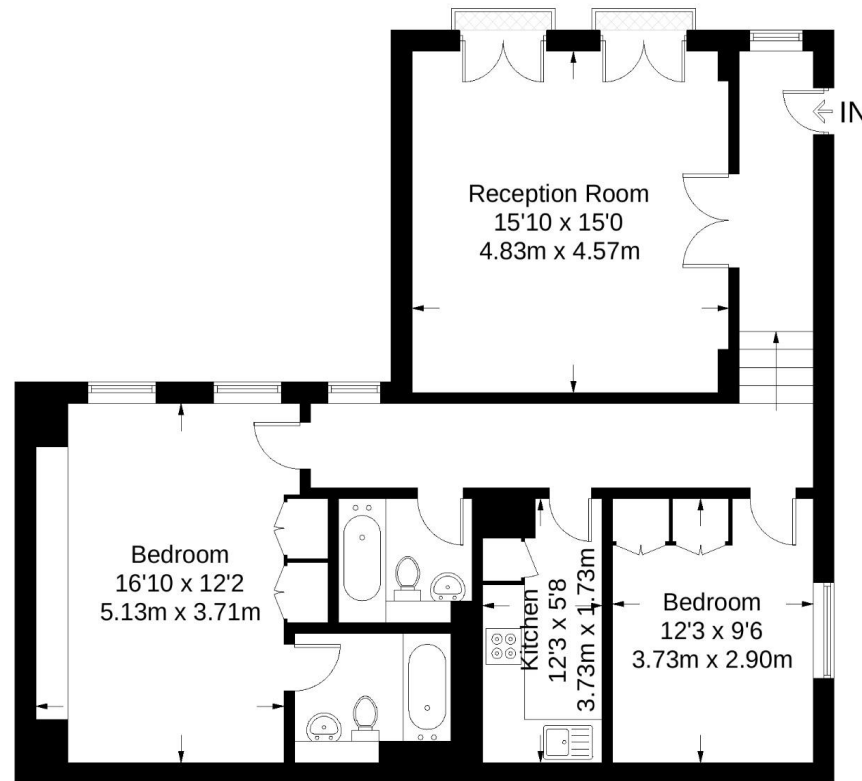
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Approximate Gross Internal Area = 930 sq ft / 86.4 sq m



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.