



## Warwick Way, SW1V

£2,735,000

This beautifully presented home offers well-balanced, flexible accommodation and is finished to an excellent standard throughout. The property benefits from air-conditioning, underfloor heating in all bathrooms, and superb outdoor space including a patio and two terraces.

The lower ground floor has a light open-plan kitchen and dining room with access to a delightful patio. These two rooms connect with a spacious reception room that could also be used as the fifth bedroom. There is a good size utility room and a bathroom.

Warwick Way is in the heart of Pimlico where there are a variety of fashionable restaurants, charming cafés and local shops. Transport links are excellent, Victoria underground and mainline stations are moments away and offer direct links to Gatwick Airport as well as trains to the south and the south east of England.

### Features

- Four/Five Bedrooms
- Two Reception Rooms
- Air Conditioning
- Freehold
- Patio
- Two Terraces



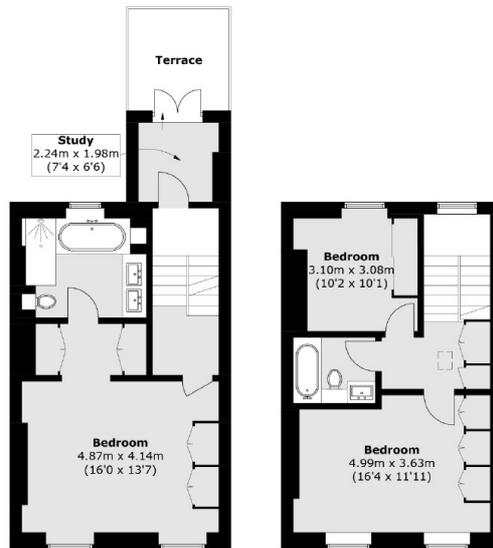
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On the ground floor the entrance hall opens to an airy reception room with high ceiling and doors leading to a terrace. A bedroom and bathroom. The principal bedroom is located on the first floor with a range of fitted wardrobes, a dressing room area and an en suite bathroom, there is a study with access to a terrace.

On the second floor there are two double bedrooms with fitted wardrobes and a bathroom.

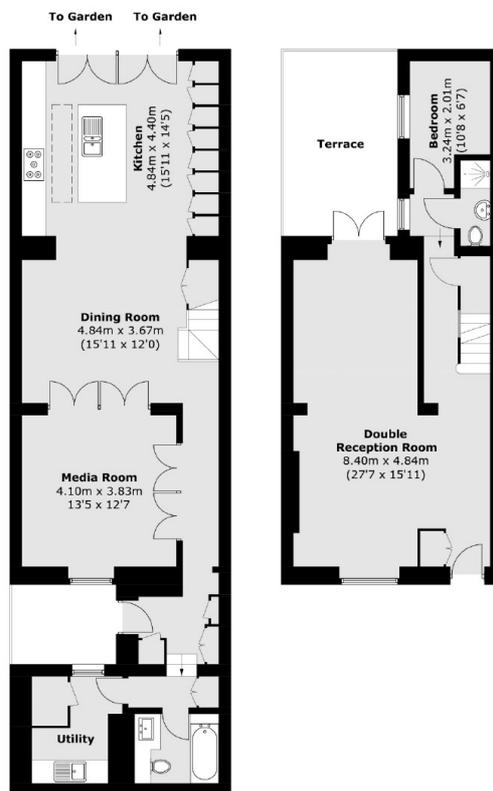


# Warwick Way, London, SW1V



**First Floor**

**Second Floor**



**Lower Ground Floor**

**Ground Floor**

Total area (approx.): 214.3 sq. m (2,306.7 sq. ft)  
Terrace Area : 19.6 sq. m (211.0 sq. ft)