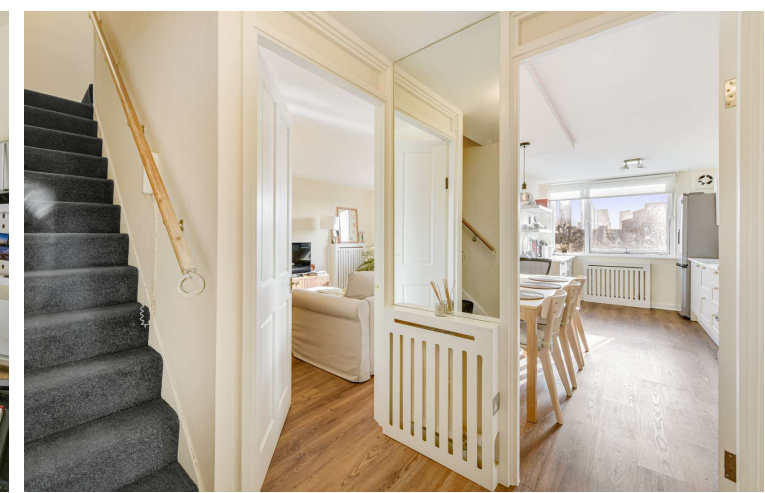




George Eliot House
Vauxhall Bridge Road, SW1V

CHESTERTONS





A very light and spacious split level maisonette spanning 829 sqft located on the upper floor (with lift) of this purpose-built award winning development.

The property comprises an open plan Reception / kitchen. The kitchen has recently been refurbished to a very high standard. The sitting room leads on to a southwest facing private balcony with very impressive views. The flat further comprises a two WCs, 2 double bedrooms and a family bathroom. The property benefits from a generous amount of storage space.

George Eliot House is conveniently located for easy access to Wilton Road and Victoria while Victoria Station and Pimlico Underground Stations are within close walking distance with St. James and Green Park also nearby.

- Reception Room with Access onto Balcony
- Two Bedrooms
- Large Kitchen with Dining Area
- Split Level
- Lift Access
- Bathroom

Asking Price £715,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(91-101)	B		
(81-90)	C	75	81
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold 171 years (Lease expires – 27th May 2197)
Service Charge: Approximately £5,500 per year (Includes Heating and Hot Water)
Ground Rent: £0 Peppercorn
Local Authority: Westminster
Council Tax Band: E

Chestertons Westminster & Pimlico Sales

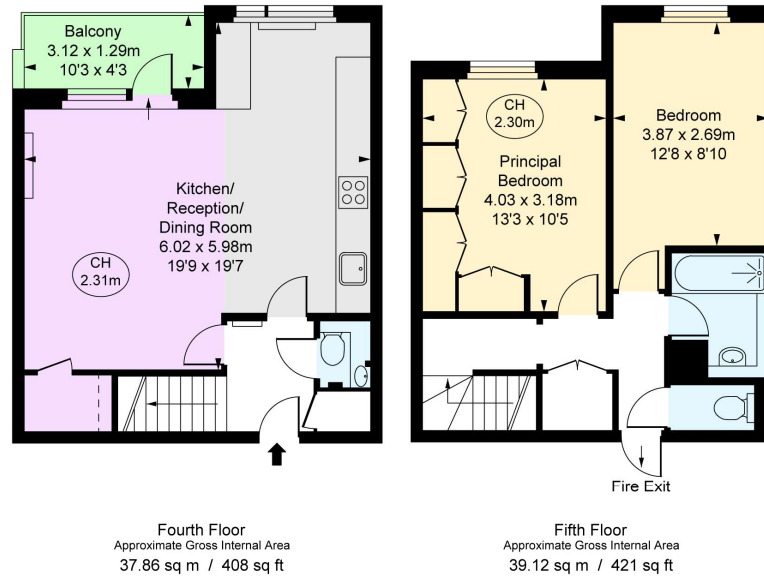
105 Wilton Road
 London
 SW1V 1DZ
 westminster@chestertons.co.uk
 020 3040 8201
 chestertons.co.uk

George Eliot House,
Vauxhall Bridge Road, SW1V

Approximate Gross Internal Area
76.98 sq m / 829 sq ft

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

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.



This paper is
100% recyclable