



Denbigh Street, SW1V | Asking Price £650,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Denbigh Street, Pimlico, London

An attractive two double bedroom apartment situated in sought-after Denbigh Street, within the "Pimlico Grid" conservation area.

This share of freehold property is set on the lower ground floor with its own private entrance. The apartment enjoys good natural light and has the added benefit of remaining pleasantly cool in warmer weather.

The accommodation is well balanced and inviting, with a bright reception room and a recently modernised kitchen, and separate diner, creating a stylish and practical space for everyday living.

A particular highlight is the pair of courtyard gardens, both of which enhance the sense of light and provide charming outdoor areas for relaxing, entertaining or enjoying a quiet moment outside.

Both double bedrooms are comfortable and benefit from good storage, making the apartment equally suitable as a home, pied-à-terre or investment.

The location is excellent, moments from the shops, cafés and restaurants of Pimlico, including Lupus Street, Churton Street and Warwick Way. It is close to both Pimlico and Victoria Underground stations for easy access across Central London and beyond. Residents are entitled to a Westminster Zone A parking permit which allows them to park in the shopping areas in nearby Belgravia.

Combining natural light, private outside space and a highly desirable Pimlico address, this is a superb apartment in a prime residential setting.





# Denbigh Street, Pimlico, London

**Asking Price:**  
£650,000 subject to contract.


**Tenure:**  
Leasehold - Share of Freehold

**Local Authority:**  
Westminster City

**Council Tax Band:**  
E

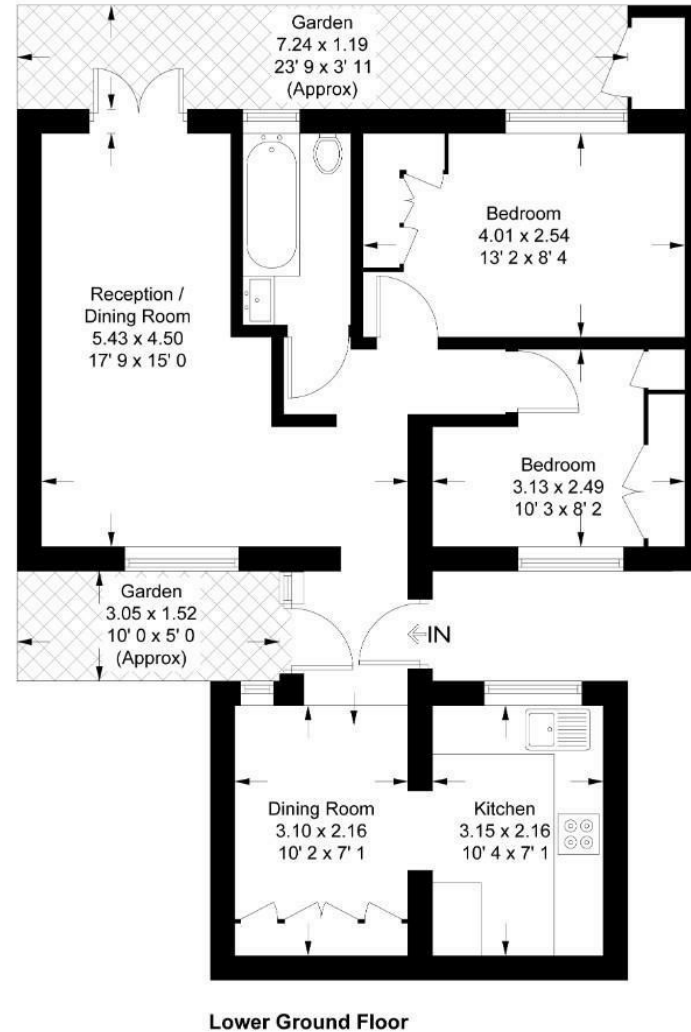
**Approximate Gross Internal Area:**  
648.00 sq ft

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Denbigh Street

Approximate Gross Internal Area = 648 sq ft / 60.2 sq m



Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

020 7222 5510

info@tuckermanresidential.co.uk  
52 Moreton Street, London, SW1PV 2PB  
www.tuckermanresidential.co.uk