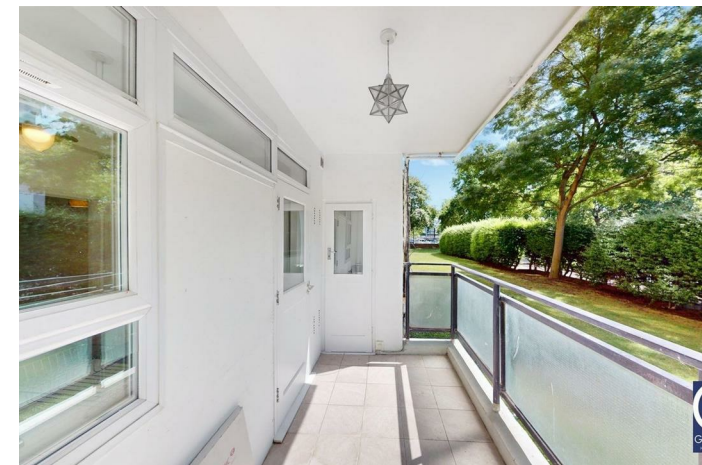




CHURCHILL GARDENS, LONDON, SW1V

£490,000

Goldman Greg are delighted to present this bright and spacious two double bedroom ground floor apartment, beautifully modernised to create a stylish and contemporary home. Offering generous proportions throughout, excellent storage and a sunny Mediterranean-style balcony, this boutique property is ideally positioned in the heart of Pimlico.

Situated within the Grade II listed Churchill Gardens Estate, just moments from the River Thames, the apartment enjoys partial views towards the river and the iconic Battersea Power Station. The location combines peaceful riverside living with exceptional connectivity.

Pimlico Underground Station, Victoria, Battersea Park and Chelsea are all within easy walking distance, while a variety of local shops, cafés, restaurants and highly regarded schools are close by.

The lease will be extended to approximately 171 years upon completion. The annual service charge is approximately £3,500 and includes heating and hot water. The ground rent will be reduced to a peppercorn.



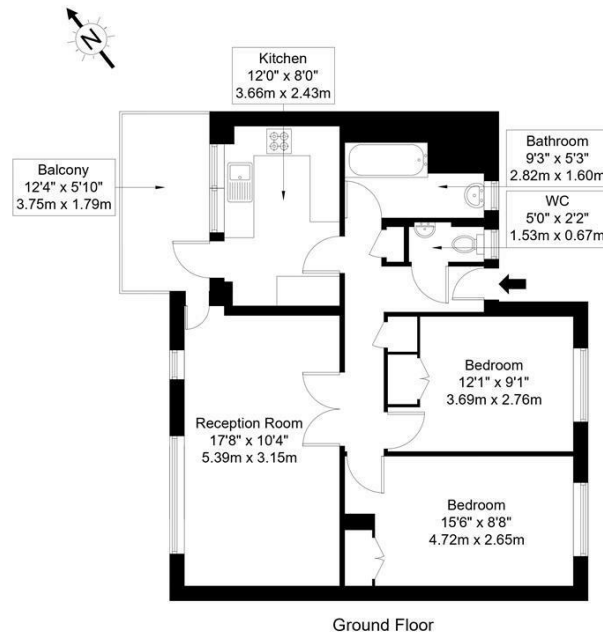
Goldman Greg

Churchill Gardens, SW1V 3HZ

Approx Gross Internal Area = 64.01 sq m / 689 sq ft

Balcony = 6.41 sq m / 69 sq ft

Total = 70.42 sq m / 758 sq ft



Ref :

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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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