



## Tachbrook Street London, SW1V

**Offers in excess of £700,000**

Spacious three-bedroom split-level apartment situated within the well-maintained Lillington and Longmoore Gardens development in SW1V. Arranged over three floors and circa 1140 sq ft (including outside space), the accommodation in brief comprises of an eat-in kitchen, reception room, three bedrooms, bathroom and separate WC. No onward chain.

A particularly appealing feature of this lovely apartment is a large, south-facing roof terrace that gets plenty of sun and offers far reaching views across the London skyline. To the rear of the property are views of the well-kept communal gardens, and the front overlooks characterful residential period properties. The building is serviced with a lift, and there is no onward chain.

Forsyth House is located on Tachbrook Street, allowing for easy access to cafes, shops and restaurants of Pimlico and excellent transport links at Victoria (Victoria, Circle and District underground lines, Mainline station and Gatwick Express).

Lease: 81 years remaining - estimated cost of renewal is £10k- £15k, according to the leasehold calculator; you do not have to wait 2 years to start the renewal process.

Ground Rent: £10 per annum

Service Charge: £5014 estimated for this financial year, which includes hot water and heating

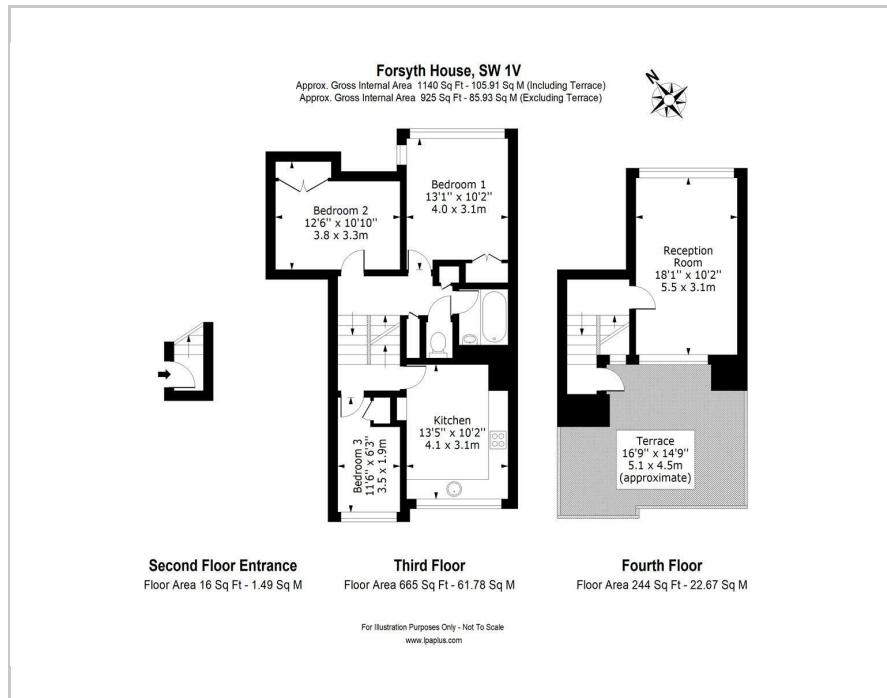
- Three Bedroom Apartment
- Purpose Build Development
- Split Level
- Private Roof Terrace and Communal Gardens
- Building With Lift
- No Onward Chain

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



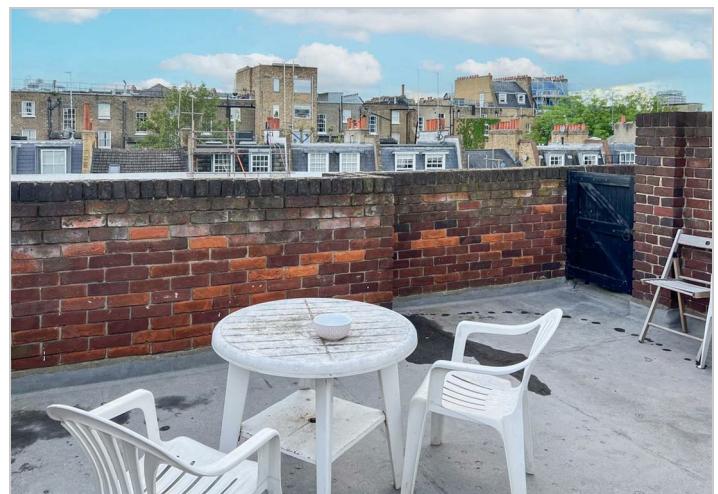
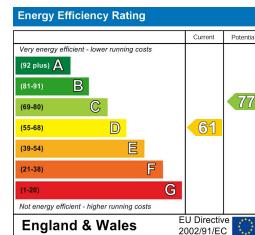
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## INTRA-CAPITAL ESTATES

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## MODERN APPROACH TRADITIONAL VALUES

