

Guildhouse Street
London, SW1V

Asking Price £1,100,000

CHESTERTONS











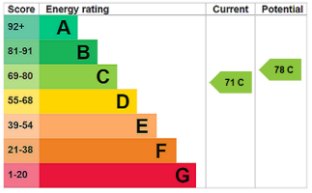
A well-presented two-bedroom apartment set within the sought-after Pimlico Place development, recently refurbished throughout to a high standard. The property is offered to the market with no onward chain.

The property features a spacious reception and dining room with an east-facing balcony, providing excellent natural light. Bespoke living/media unit with built in electric fire and heater. There is also a separate, high-specification Italian Scavolini kitchen, meticulously finished with integrated appliances.

The apartment further comprises two generously sized double bedrooms with handcrafted Neatsmith fitted wardrobes, and two bathrooms, including a master en-suite.

Pimlico Place is a very popular modern development close to Victoria station and includes a porter, gym and private parking. The location allows for easy access to the shops, cafes and restaurants of Pimlico and nearby Victoria Street.

- Well presented two bedroom refurbished apartment in the sought after Pimlico Place development
- Offered to the market with no onward chain with private parking and porter
- Spacious reception and dining room with an east-facing balcony providing excellent natural light
- Bespoke living/media unit with integrated electric fire and heater
- Separate high-specification Italian Scavolini kitchen with integrated appliances
- Two generously sized double bedrooms with handcrafted Neatsmith fitted wardrobes in



Tenure: Leasehold - 250 years (less 2 days) from 24 June 2004
Service Charge: £7,200 Per Annum
Ground Rent: £250 Per Annum
Local Authority: Westminster
Council Tax Band: G

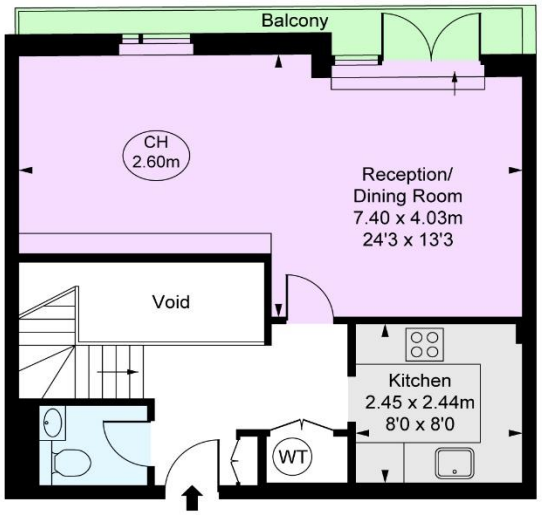
Chestertons Westminster & Pimlico Sales
105 Wilton Road
London
SW1V 1DZ
westminster@chestertons.co.uk
020 3040 8201
chestertons.co.uk

Pimlico Place, Guildhouse Street, SW1V

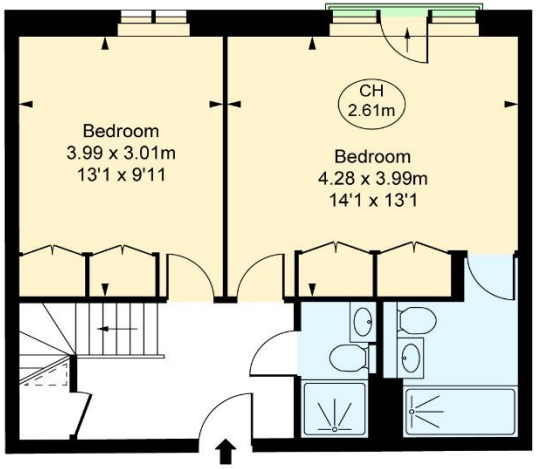
Approximate Gross Internal Area
93.79 sq m / 1,010 sq ft

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

(CH = Ceiling Heights)



First Floor
Approximate Gross Internal Area
48.09 sq m / 518 sq ft



Raised Ground Floor
Approximate Gross Internal Area
45.70 sq m / 492 sq ft

PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in 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 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.

paper is recyclable