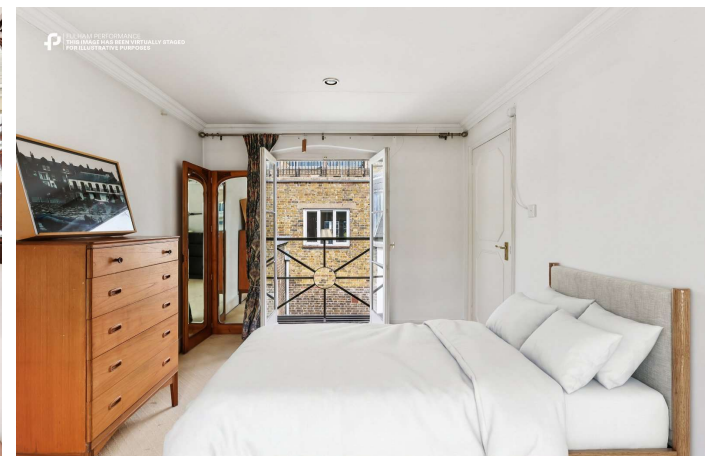




Warwick Place North  
London, SW1V





A fantastic opportunity to acquire a freehold house in a highly sought-after Pimlico location, offering excellent potential for modernisation throughout.

Accessed via a secure gated entrance, the property benefits from the rare advantage of secure off-street parking. The ground floor comprises a bright and spacious kitchen/dining room, ideal for entertaining, alongside a separate utility room and a convenient guest WC.

On the first floor, there is a well-proportioned and light-filled reception room, a double bedroom, and a family bathroom. The second floor offers two further double bedrooms and an additional family bathroom, providing flexible accommodation for families or guests.

Subject to the necessary consents, the property also presents an exciting opportunity to create a stunning roof terrace, enhancing both living space and value.

Warwick Place North conveniently is located for easy access to amenities of Pimlico, Victoria and nearby Belgravia and Chelsea as well as numerous transport links at Victoria Station (Victoria, Circle and District underground lines and mainline station.)

- A Superb Freehold House
- Three Bedrooms and Two Bathrooms
- Open Plan Kitchen Dining Room
- A Bright First Floor Reception
- Secure Off Street Parking
- Roof Terrace Potential Subject to Necessary Consents
- No Onward Chain

**Tenure:** Freehold

**Service Charge:** £0

**Ground Rent:** £0

**Local Authority:** Westminster

**Council Tax Band:** G

Asking Price £1,300,000

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

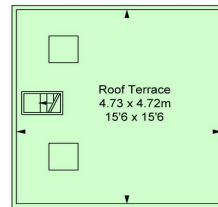
chestertons.co.uk



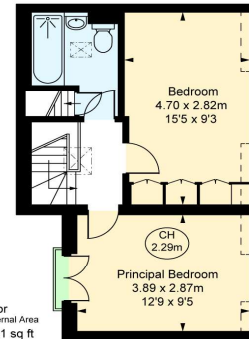
### Warwick Place North, SW1V

Approximate Gross Internal Area  
101.46 sq m / 1,092 sq ft

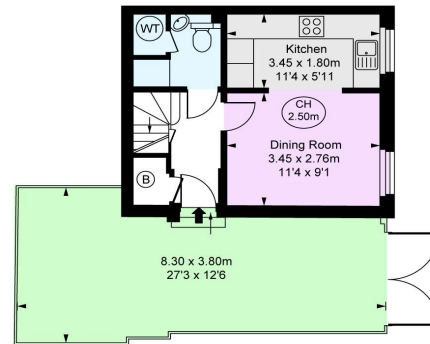
(Including restricted height  
under 1.5m ( = = = )  
(CH = Ceiling Heights)



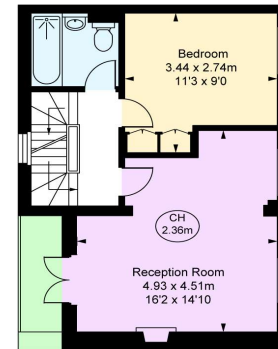
Third Floor



Second Floor  
Approximate Gross Internal Area  
35.37 sq m / 381 sq ft



Ground Floor  
Approximate Gross Internal Area  
25.89 sq m / 279 sq ft



First Floor  
Approximate Gross Internal Area  
40.20 sq m / 433 sq ft



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.



This paper is  
100% recyclable