



George Eliot House
Vauxhall Bridge Road, SW1V

CHESTERTONS





A very light and spacious split level maisonette spanning 829 sqft located on the upper floor (with lift) of this purpose-built award winning development.

The property comprises an open plan Reception / kitchen. The kitchen has recently been refurbished to a very high standard. The sitting room leads on to a southwest facing private balcony with very impressive views. The flat further comprises a two WCs, 2 double bedrooms and a family bathroom. The property benefits from a generous amount of storage space.

George Eliot House is conveniently located for easy access to Wilton Road and Victoria while Victoria Station and Pimlico Underground Stations are within close walking distance with St. James and Green Park also nearby.

- Reception Room with Access onto Balcony
- Two Bedrooms
- Large Kitchen with Dining Area
- Split Level
- Lift Access
- Bathroom

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
75-81	C	75	81
69-75	D		
63-69	E		
55-63	F		
45-55	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold 171 years (Lease expires – 27th May 2197)

Service Charge: Approximately £5,500 per year (Includes Heating and Hot Water)

Ground Rent: £0 - Peppercorn

Local Authority: Westminster

Council Tax Band: E

Chestertons Westminster & Pimlico Sales

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London

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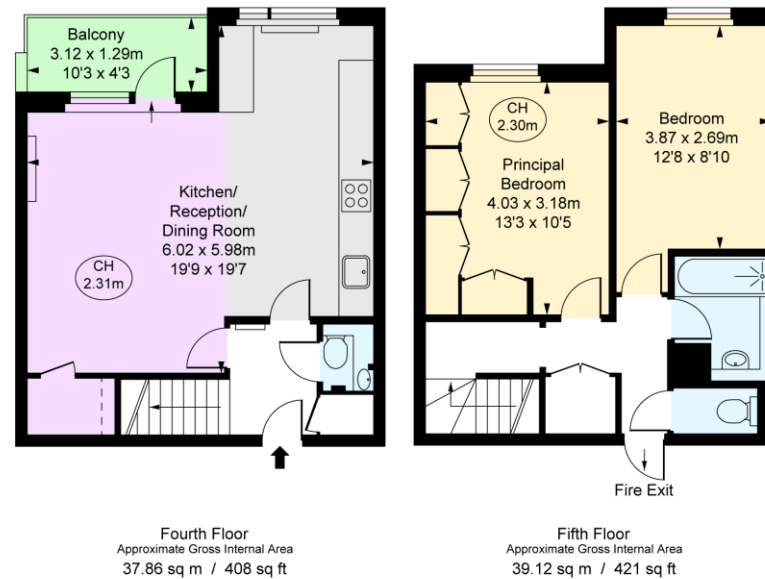
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Approximate Gross Internal Area
76.98 sq m / 829 sq ft

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

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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