



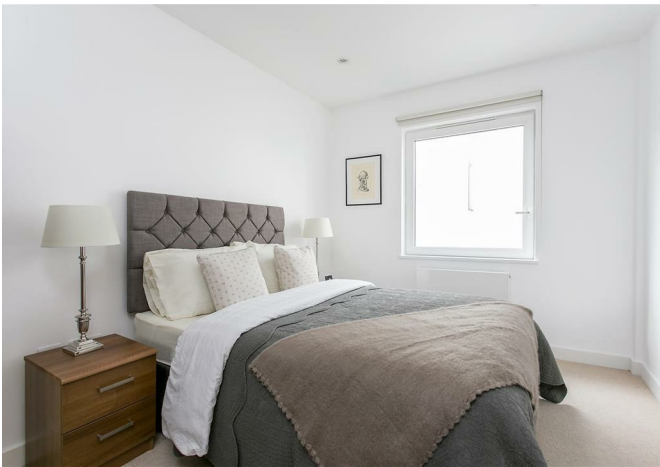
## £4,600 PER MONTH

A well presented three-bedroom apartment situated within a sought-after modern development in the heart of Pimlico.

The accommodation comprises a spacious open-plan reception and dining room, a fully fitted kitchen, three double bedrooms, two bathrooms, including an en-suite shower room to the main bedroom, and a private balcony overlooking the communal gardens. The property further benefits from comfort cooling, heating system, and modern furnishings throughout.

20 Gillingham Street is a popular development offering residents a day porter, 24-hour security, lifts, CCTV, and well maintained communal gardens.

The property is ideally located within a short walk of Victoria Station, providing excellent transport links across London and beyond. Nova Victoria is nearby, offering a wide range of shops, restaurants, cafés, and leisure facilities, with further amenities including gyms, bars, and supermarkets all within easy reach.



FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 879 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 879 SQ FT / 82 SQ M

- Three Double Bedrooms
- Private Balcony
- Air Conditioning & Heating System
- Day Concierge (Monday - Friday)
- Fifth Floor (With Two Lifts)
- Two Bathrooms (One En-suite)
- Open Plan & Fully Fitted Kitchen
- Fully Furnished
- Communal Gardens
- Moments From Victoria Station

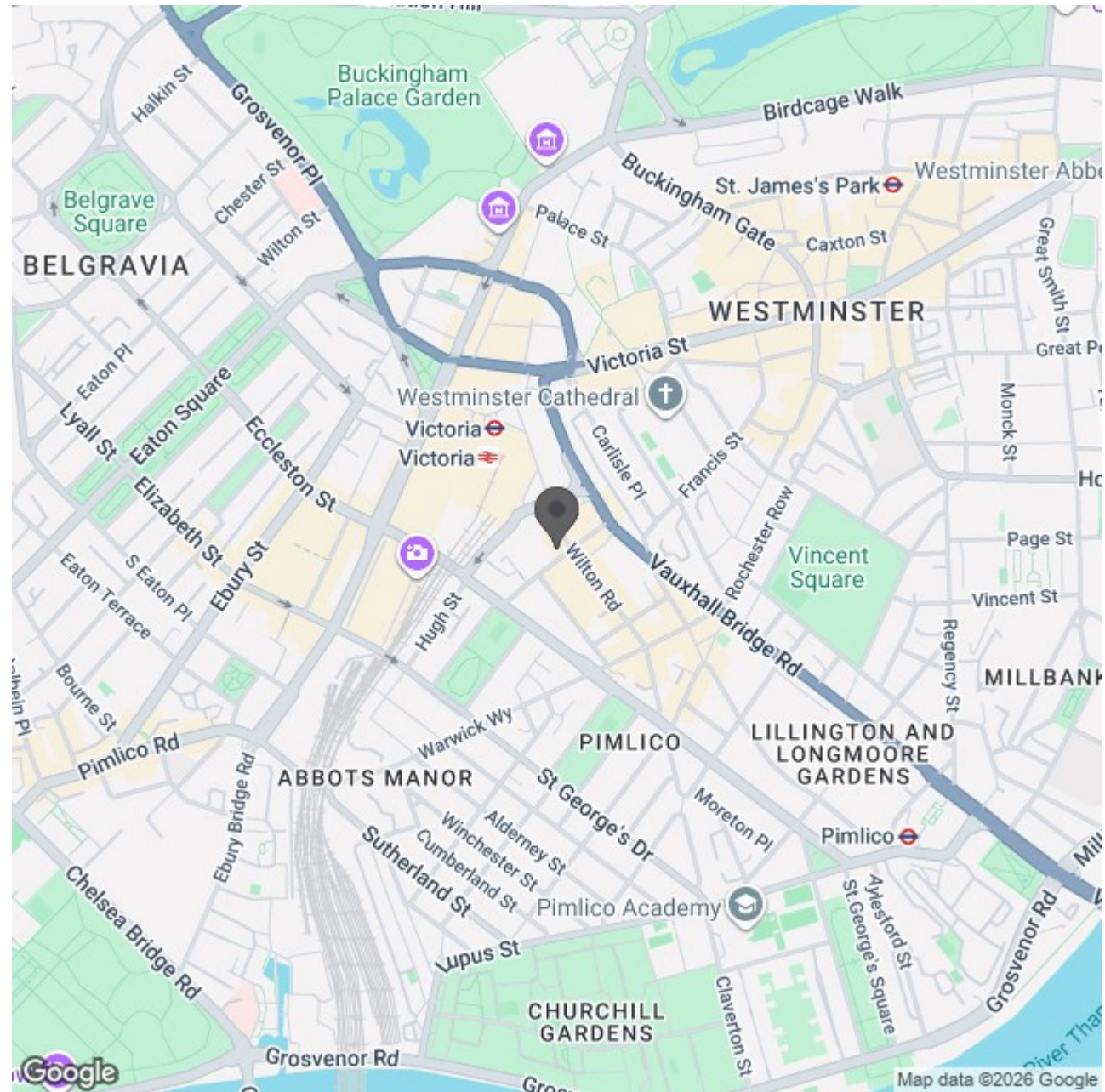


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>84</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Red.**