



Greycoat Street, SW1P | Asking Price £820,000



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ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Greycoat Street, Westminster

Occupying a third floor position within Greycoat House, a well regarded and secure residential building constructed in the mid 1990s, this well proportioned two bedroom apartment extends to approximately 1,061 sq ft and offers generous lateral accommodation in the heart of Westminster.

The flat is arranged with a clear separation between living and bedroom space. A well sized reception room provides comfortable entertaining and dining space, with a door opening onto a small private balcony, offering a pleasant external aspect and space for morning coffee or evening air. Adjoining the reception room is a separate kitchen, thoughtfully designed with a practical service window connecting to the lounge, allowing both openness and separation when required.

The principal bedroom benefits from built in storage and an en suite bathroom. A second double bedroom is served by a separate family bathroom, making the layout well suited to guests, sharers or those requiring a study or occasional bedroom. The overall accommodation is in fair condition throughout, presenting a perfectly comfortable home as it stands, whilst offering scope for a purchaser to modernise to their own specification over time.

Greycoat House is a secure, well maintained development with lift access and smart communal areas. The building is professionally managed and was constructed around 1995 to 1996, reflecting a practical and well considered design typical of the period.

Greycoat Street is quietly positioned moments from the open spaces of St James's Park and within easy reach of Westminster, Victoria and Pimlico. Transport connections are excellent, with St James's Park, Westminster and Victoria stations all nearby, providing access across London and beyond.

Tenure: Share of Freehold  
Lease Years Remaining: 969  
Service Charge: £4,499pa  
Annual Ground Rent: Peppercorn  
Council Tax Band: G





# Greycoat Street, Westminster

**Asking Price:**  
£820,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

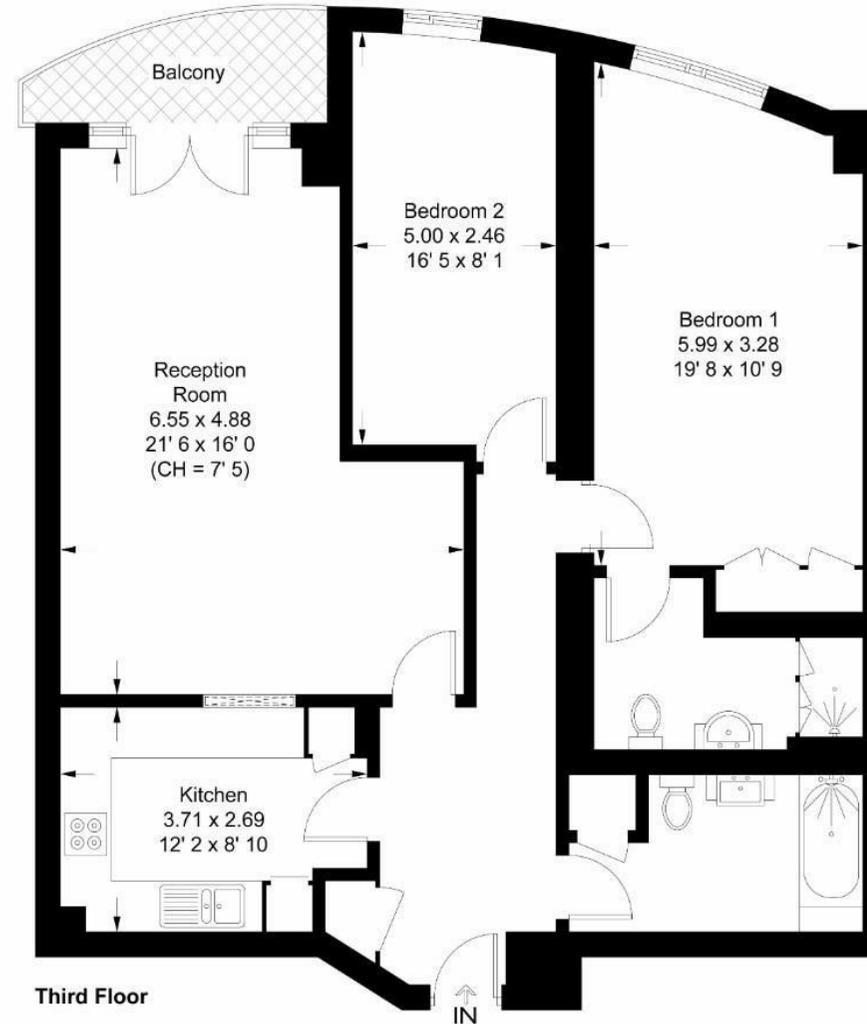
**Local Authority:**  
City of Westminster

**Council Tax Band:**  
G

**Approximate Gross Internal Area:**  
1061.00 sq ft

## Greycoat House

Approximate Gross Internal Area = 1061 sq ft / 98.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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