



Greycoat Street, SW1P | Asking Price £780,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Greycoat Street, Westminster

Positioned on the third floor of Greycoat House, a well-regarded and secure development built in the mid-1990s, this well-proportioned two-bedroom apartment extends to approximately 1,061 sq ft, offering generous lateral living in the heart of Westminster.

The layout provides a clear separation between living and sleeping accommodation. A spacious reception room offers excellent space for both entertaining and dining, with direct access to a private balcony, ideal for a morning coffee or evening relaxation. The separate kitchen adjoins the reception room and is designed with a practical serving hatch, allowing for both connectivity and separation.

The principal bedroom benefits from built-in storage and an en suite bathroom, while a second double bedroom is served by a separate family bathroom, making the apartment well suited to guests, sharers or those working from home. The property is presented in fair condition throughout, offering comfortable accommodation with scope to update to personal taste.

Greycoat House is a secure and well-maintained building with lift access, smart communal areas and professional management, reflecting the practical design of its mid-1990s construction.

Greycoat Street is quietly located moments from St James's Park and within easy reach of Westminster, Victoria and Pimlico. Excellent transport links are close by, including St James's Park, Westminster and Victoria stations, providing access across London and beyond.

Tenure: Share of Freehold  
Lease Remaining: 969 years  
Service Charge: £4,499 per annum  
Ground Rent: Peppercorn  
Council Tax Band: G





# Greycoat Street, Westminster

**Asking Price:**  
£780,000 subject to contract.

**Tenure:**  
Leasehold - Share of Freehold

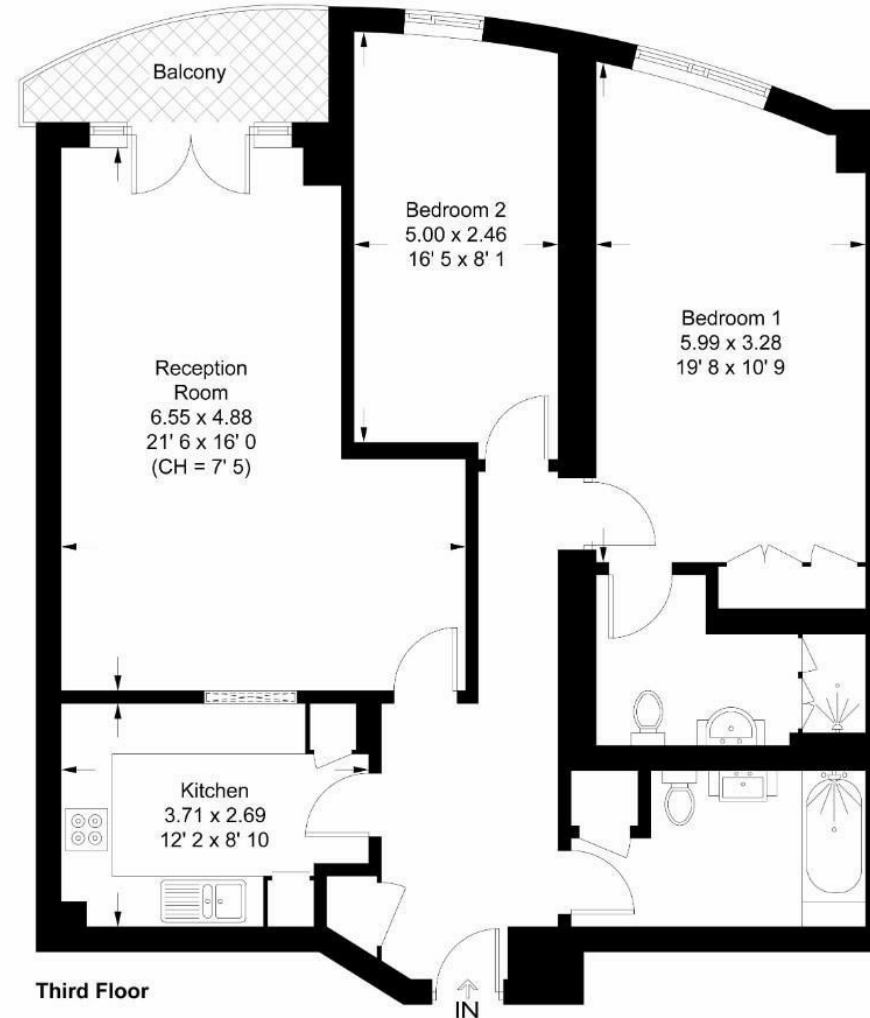
**Local Authority:**  
City of Westminster

**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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