



FLAT 10, LONGLEAT HOUSE, 18 RAMPAYNE STREET - SWIV 2TG

GUIDE PRICE £650,000



FLAT 10

LONGLEAT HOUSE, LONDON

A CONTEMPORARY TWO DOUBLE BEDROOM SPLIT-LEVEL APARTMENT WITH PRIVATE GATED ACCESS, SET WITHIN A RENOWNED DEVELOPMENT AND OFFERING STYLISH INTERIORS, PRIVACY AND ATTRACTIVE OUTSIDE SPACE.

THE PROPERTY FEATURES A SPACIOUS OPEN PLAN LIVING, DINING AND KITCHEN AREA WITH LARGE WINDOWS, WOOD FLOORING AND NEUTRAL DÉCOR. THE MODERN KITCHEN INCLUDES INTEGRATED APPLIANCES, SLEEK WORKTOPS AND AMPLE STORAGE.

BOTH DOUBLE BEDROOMS BENEFIT FROM BUILT-IN WARDROBES, WITH THE SECOND CURRENTLY ARRANGED AS A HOME OFFICE. THE RECENTLY REFURBISHED BATHROOM INCLUDES A SHOWER OVER BATH, FLOATING VANITY UNIT, ILLUMINATED MIRROR AND ELEGANT TILING.

A KEY FEATURE IS THE PRIVATE GARDEN WITH PAVED PATIO, SEATING AREA, DECORATIVE LIGHTING AND BUILT-IN PLANTERS. PIMLICO UNDERGROUND STATION, ON THE VICTORIA LINE, IS APPROXIMATELY TWO MINUTES' WALK AWAY, WITH NUMEROUS BUS ROUTES NEARBY.

TENURE: LEASEHOLD

LEASE REMAINING: 171 YEARS

SERVICE CHARGE: £3,412 PER ANNUM, INCLUDING HEATING, HOT WATER AND BUILDINGS INSURANCE

GROUND RENT: NIL

COUNCIL TAX BAND: E

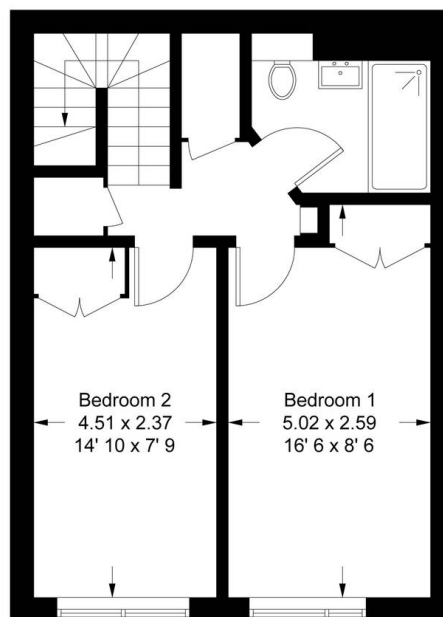


Rampayne Street

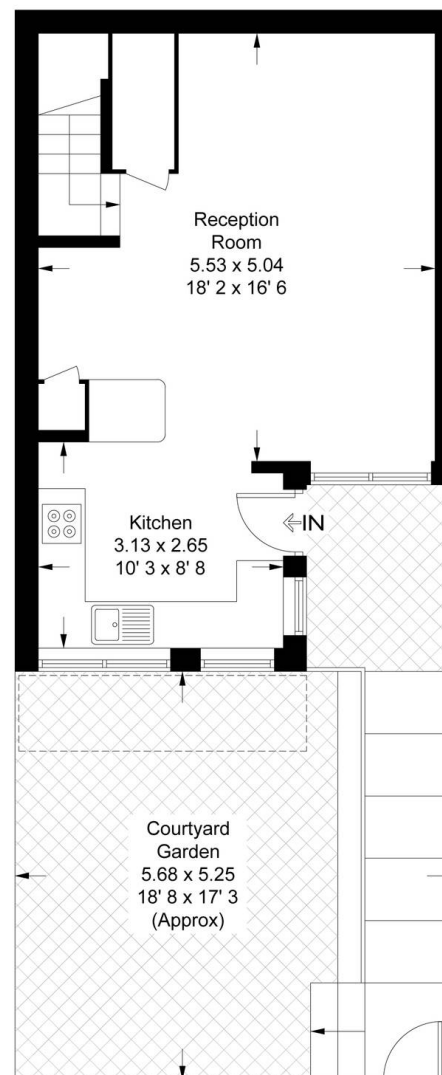
Approximate Gross Internal Area = 785 sq ft / 73 sq m



 = Reduced headroom below 1.5m / 5'0



Lower Ground Floor
398 sq ft / 37 sq m



Raised Ground Floor
387 sq ft / 36 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.



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