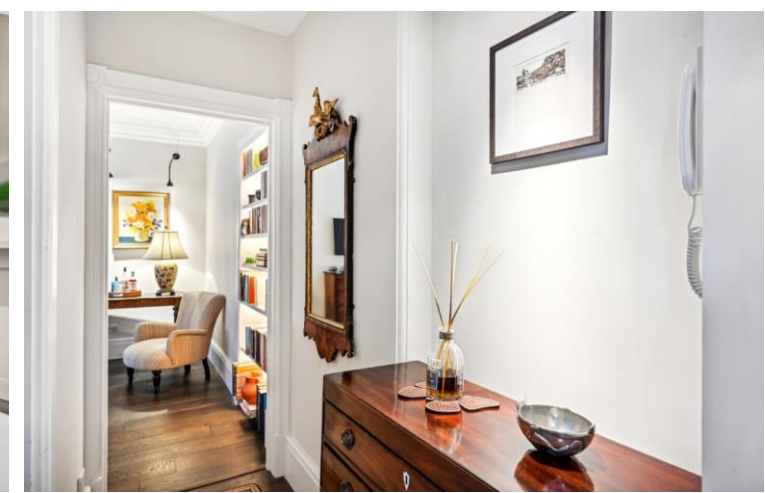




Greycoat Gardens
Greycoat Street, SW1P

CHESTERTONS





A magnificent one double bedroom apartment situated within a highly sought after mansion block. The property has been refurbished to a very high standard throughout. This elegant third floor apartment further comprises a bright reception room, a very stylish kitchen with integrated appliances and modern bathroom.

Benefits include use of the communal garden, Share of the Freehold and no onward chain.

Greycoat Gardens is brilliantly located for the shops, cafes and restaurants that Westminster has to offer, and is within easy reach of St James's station (Circle and District underground lines) and Victoria (Victoria, Circle and District underground lines, mainline station and Gatwick Express).

- A Very Stylish One Bedroom Apartment
- Sought After Mansion Block
- Beautifully Presented Throughout
- Share Of Freehold
- No Onward Chain
- Close To Amenities and Transport Links

Offers in Excess of £500,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E	45	84
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

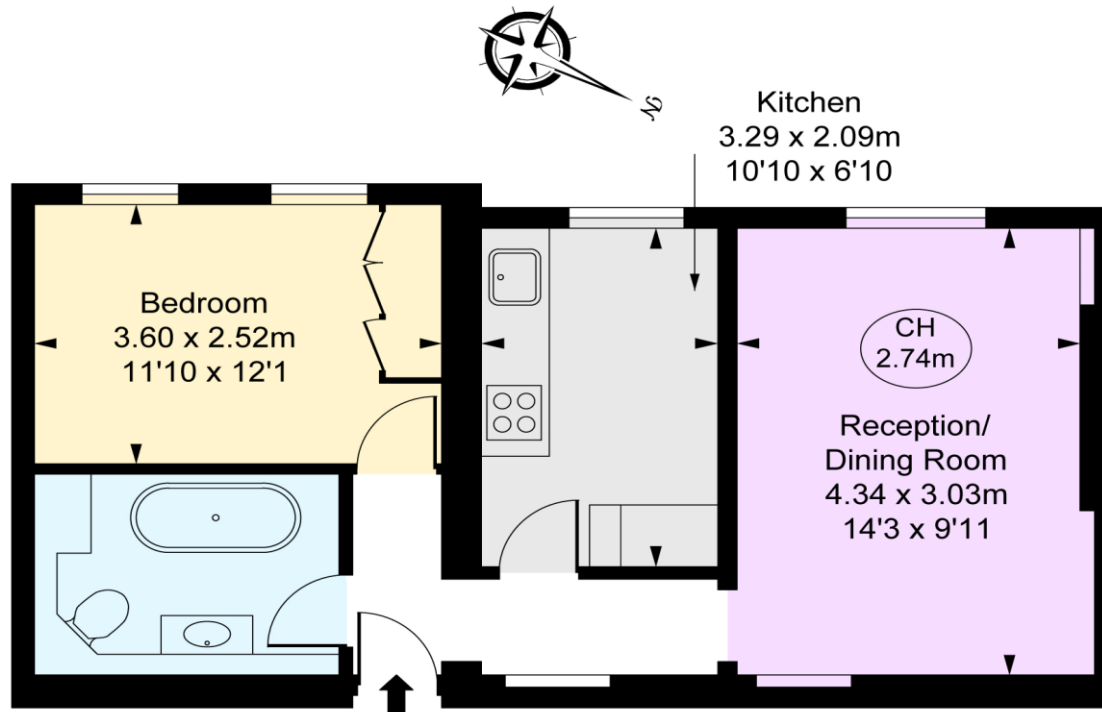
Tenure: Share of Freehold (Lease Expires on 1st February 3020)
Service Charge: £4,500 p.a. (Approximately)
Ground Rent: Peppercorn
Local Authority: Westminster
Council Tax Band: D

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Greycoat Gardens,
Greycoat Street, SW1P
Approximate Gross Internal Area
41.71 sq m / 449 sq ft

(CH = Ceiling Heights)



Third Floor

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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