



**BEAUCHAMP  
ESTATES**

**Warwick Way**

PIMLICO





A well presented townhouse  
in the heart of Pimlico.

 4  4

## Exterior

The house opens onto a terrace from the main reception floor and benefits from a private patio accessed directly from the kitchen level, offering practical outdoor space for dining and entertaining.

## Highlights

- Two Terraces
- High Ceilings





## Interiors

Arranged over four floors, the property provides excellent living and entertaining space throughout. The ground floor offers a bright double reception room with impressive ceiling heights and access to the terrace, alongside a guest cloakroom and an additional bedroom. The lower ground floor features a spacious open-plan dining area and modern kitchen with doors to the patio, as well as a media room, utility room and bathroom. The first floor includes the principal bedroom with en suite bathroom, a study and access to a further terrace, while the second floor comprises two bedrooms and a family bathroom. The house also benefits from air conditioning and underfloor heating in all bathrooms.

## Features

- Air Conditioning



## Location

Warwick Way is well placed for Pimlico's restaurants, cafés and local shops, with Belgravia and Sloane Square within easy walking distance. Victoria Underground and mainline stations are nearby, providing swift connections across London, rail services beyond the city and direct access to Gatwick Airport.



# Terms

Price: £2,735,000

Tenure: Freehold

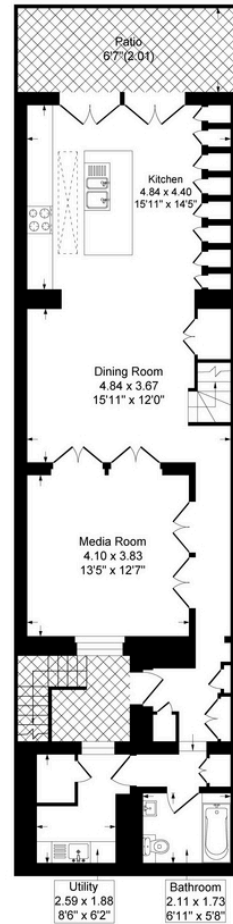
Local Authority: Westminster

Council Tax: H

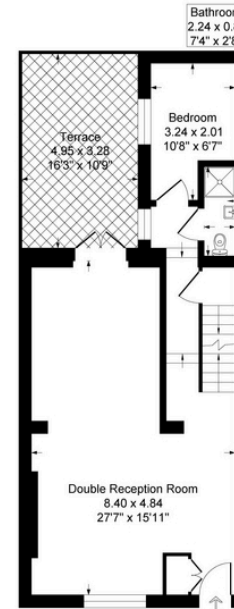
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																	
Current	Potential	Current	Potential																
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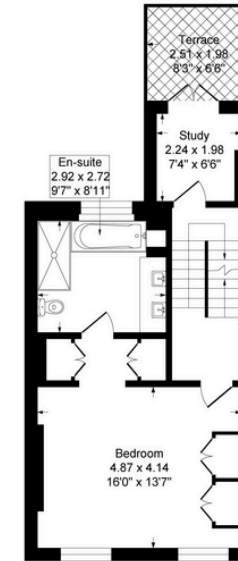
Warwick Way, London, SW1V  
 Approximate Gross Internal Floor Area = 214.0 sq m / 2303 sq ft



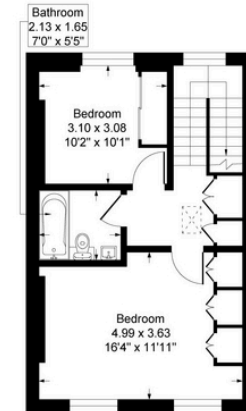
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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