



## Churchill Gardens London, SW1V

**Asking price £680,000**

\*\* UNRESTRICTED SOUTHERLY RIVERSIDE VIEWS \*\* RARELY AVAILABLE \*\* Four bedroom apartment set within a well maintained ex-local authority block on edge of the popular Churchill Gardens Estate, SW1V. Accessed from the fifth floor, the accommodation is arranged over approx. 972 sq ft and comprises of an entrance hallway, kitchen, living room with door opening on to balcony, 3 double bedrooms, single bedroom and a bathroom with separate WC. Each room which include the living room and all of the bedrooms look out directly over to the river and the property oozes with natural light. There is also ample storage space. Building with lift and vendor suited.

Local Authority: Westminster City Council

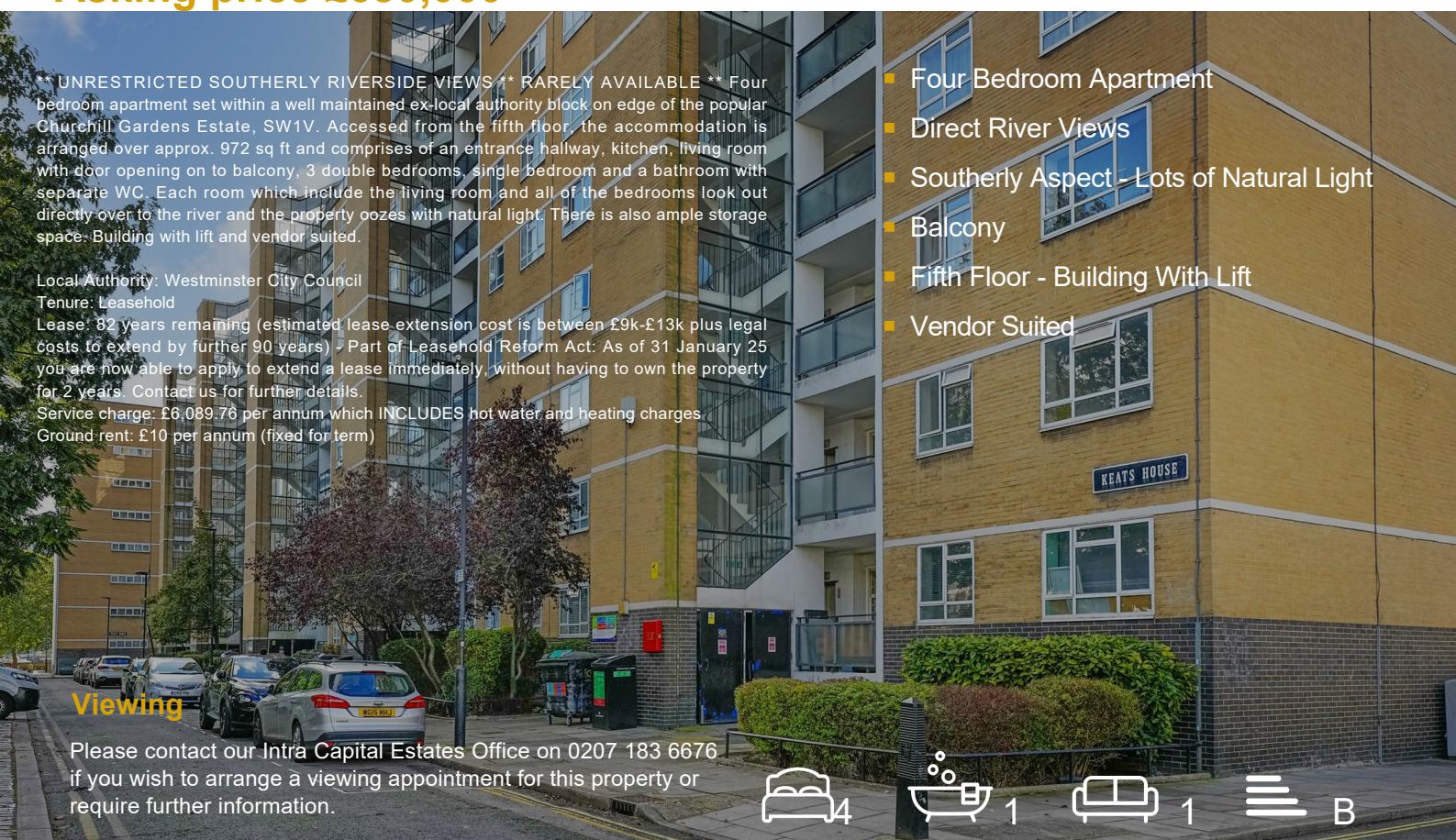
Tenure: Leasehold

Lease: 82 years remaining (estimated lease extension cost is between £9k-£13k plus legal costs to extend by further 90 years) - Part of Leasehold Reform Act: As of 31 January 25 you are now able to apply to extend a lease immediately without having to own the property for 2 years. Contact us for further details.

Service charge: £6,089.76 per annum which INCLUDES hot water and heating charges.

Ground rent: £10 per annum (fixed for term)

- Four Bedroom Apartment
- Direct River Views
- Southerly Aspect - Lots of Natural Light
- Balcony
- Fifth Floor - Building With Lift
- Vendor Suited



### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.

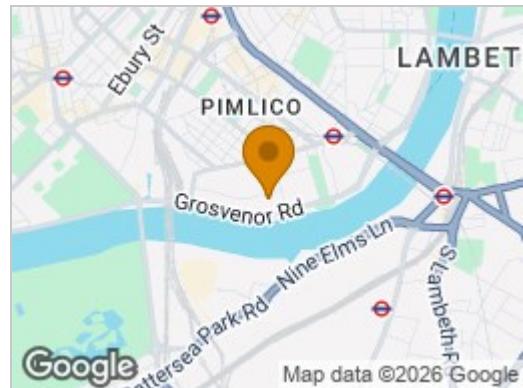


B

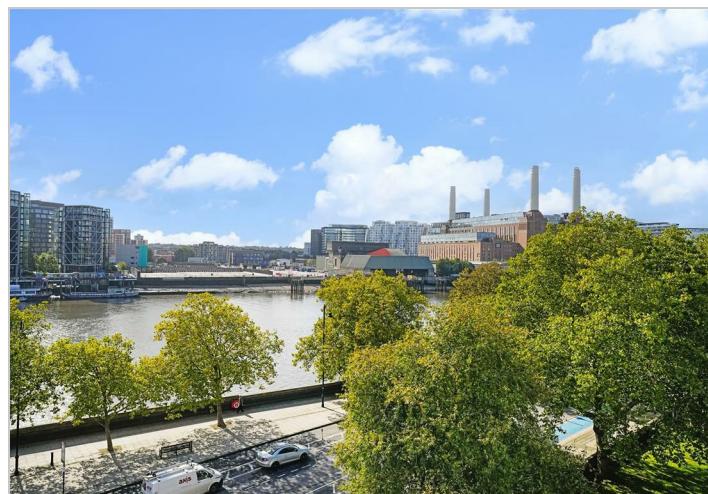
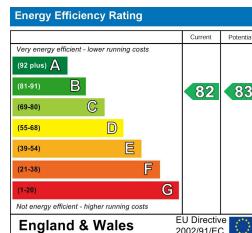
## Floor Plan

**Churchill Gardens, SW1V**  
 Approx. Gross Internal Area 946 Sq Ft - 87.88 Sq M  
 Approx. Gross Balcony Area 62 Sq Ft - 5.76 Sq M

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## INTRA-CAPITAL ESTATES

Paddington Works, 8 Hermitage Street, London, W2 1BE  
 Tel: 0207 183 6676 Email: [info@intra-capital.co.uk](mailto:info@intra-capital.co.uk)  
[www.intra-capital.co.uk](http://www.intra-capital.co.uk)

## MODERN APPROACH TRADITIONAL VALUES

