



**87 Charlwood Street**

Pimlico, London, SW1V 4PB

**FOR SALE: Professionally designed Headquarter Offices in the heart of Pimlico.**

**1,462 sq ft**  
(135.82 sq m)

- Striking self-contained offices.
- Set across two floors.
- Superb ceiling heights.
- Private garden and roof terrace.
- Freehold.
- Full vacant possession upon completion.

# 87 Charlwood Street, Pimlico, London, SW1V 4PB

## Summary

<b>Available Size</b>	1,462 sq ft
<b>Price</b>	Offers from £875,000
<b>EPC Rating</b>	C (57)

## Description

Winkworth Commercial are pleased to offer these exceptional offices on behalf of the Mossiman Family. These commercial spaces at 87 Charlwood Street in the heart of Pimlico have formed an exceptional set of private family offices for a number of years and the measured and orderly manner of the owning business reveals itself unreservedly by way of the superior condition of this exceptional property.

The Ground Floor enjoys its own private entrance, behind secure railings and opens up into a wonderful free-flowing set of office spaces with outstanding ceiling heights, wonderful levels of natural light, a further private meeting room to the rear and a large, comfortable roof terrace.

To the Basement level as approached via a private staircase, you will find further excellent office accommodation with two well-proportioned secondary meeting rooms, a further large open-plan set of offices and access to washrooms, a kitchenette, beautifully appointed vault storage areas and a super private garden.

These self-contained offices enjoy a discreet location in the heart of Pimlico and have evolved over time to now provide a highly attractive opportunity to both investors and owner-occupiers alike by virtue of the handsome nature of the period building, supreme levels of maintenance and upgrades throughout, and the immense flexibility of the spaces on offer.

The upper floors are dedicated to a residential triplex apartment sold off on a long lease with an unexpired term of c. 160 years and a Ground Rent of £100 per annum.

## Location

The location within Pimlico itself is one that openly recognises its strengths in providing a range of unique and stylish garden squares between its grand and striking Regency architecture.

Over recent decades the area has become predominantly residential, holding a new identity as those that may require to work from home, look for amenity and office spaces much closer to the nest. Transport facilities remain in abundance with Victoria Station close by, and the range of immediate facilities by way of dining and entertainment is superb. Overall, Pimlico is firmly established as an elegant and sought-after part of Prime Central London with a unique blend of handsome and striking period architecture, the close proximity of the River Thames and high levels of convenience for the West End.

## Terms

ASKING PRICE: 'Guide Price of £875,000'.

RATES PAYABLE: To be confirmed. RATEABLE VALUE: To be confirmed.

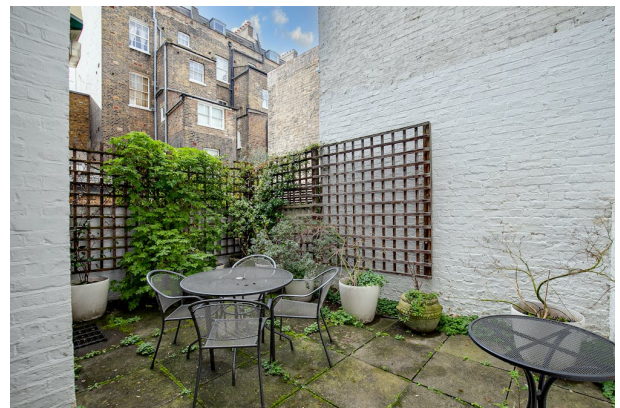
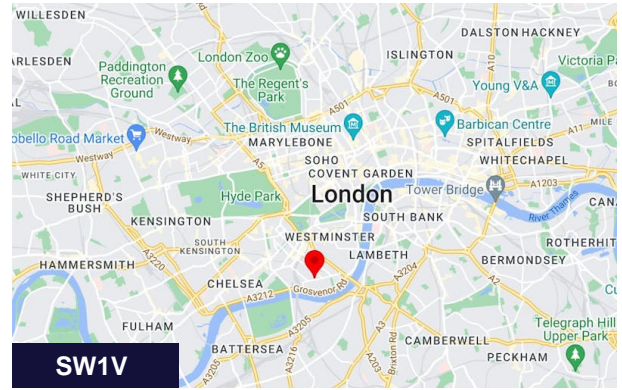
EPC RATING: To be confirmed.

USE CLASS: Class E.

LOCAL AUTHORITY: London Borough of Westminster.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party is to bear their own legal costs.



## Viewing & Further Information



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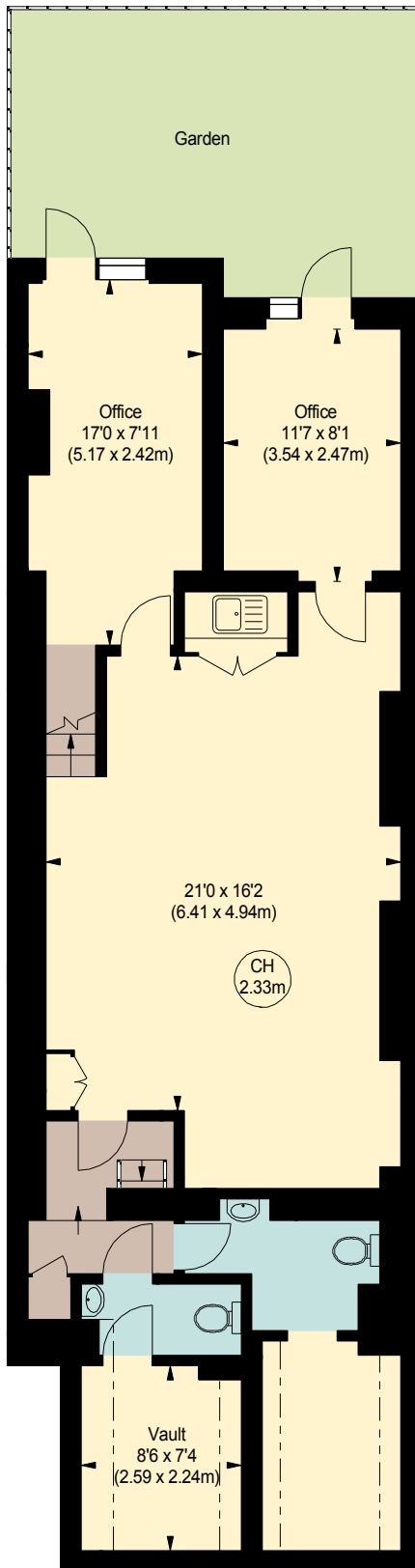
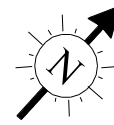
# CHARLWOOD STREET, SW1V

Approximate gross internal area

1462 sq ft / 135.82 sq m

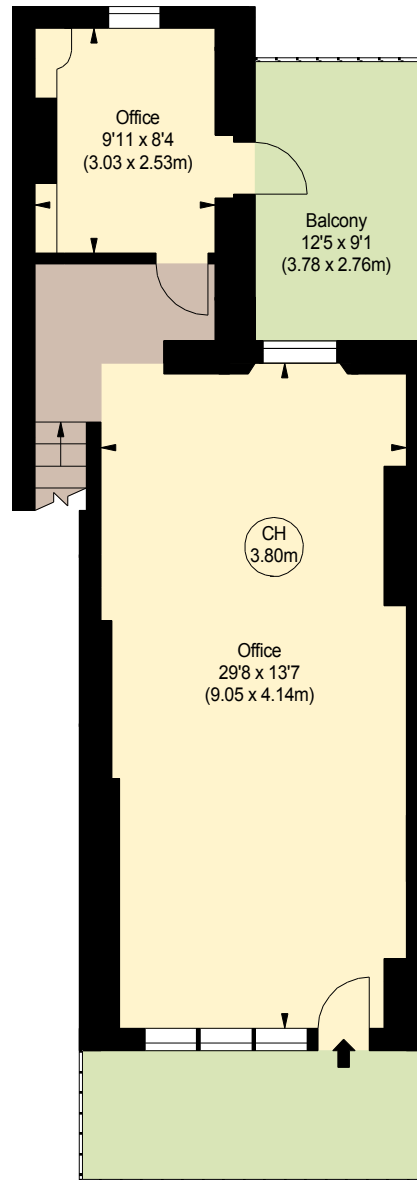
Key :

CH - Ceiling Height



## LOWER GROUND FLOOR

(933 sq ft.)



## GROUND FLOOR

(529 sq ft.)

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.