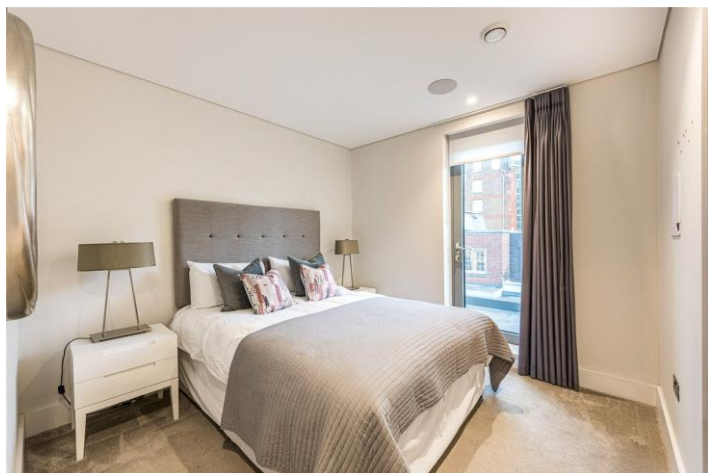
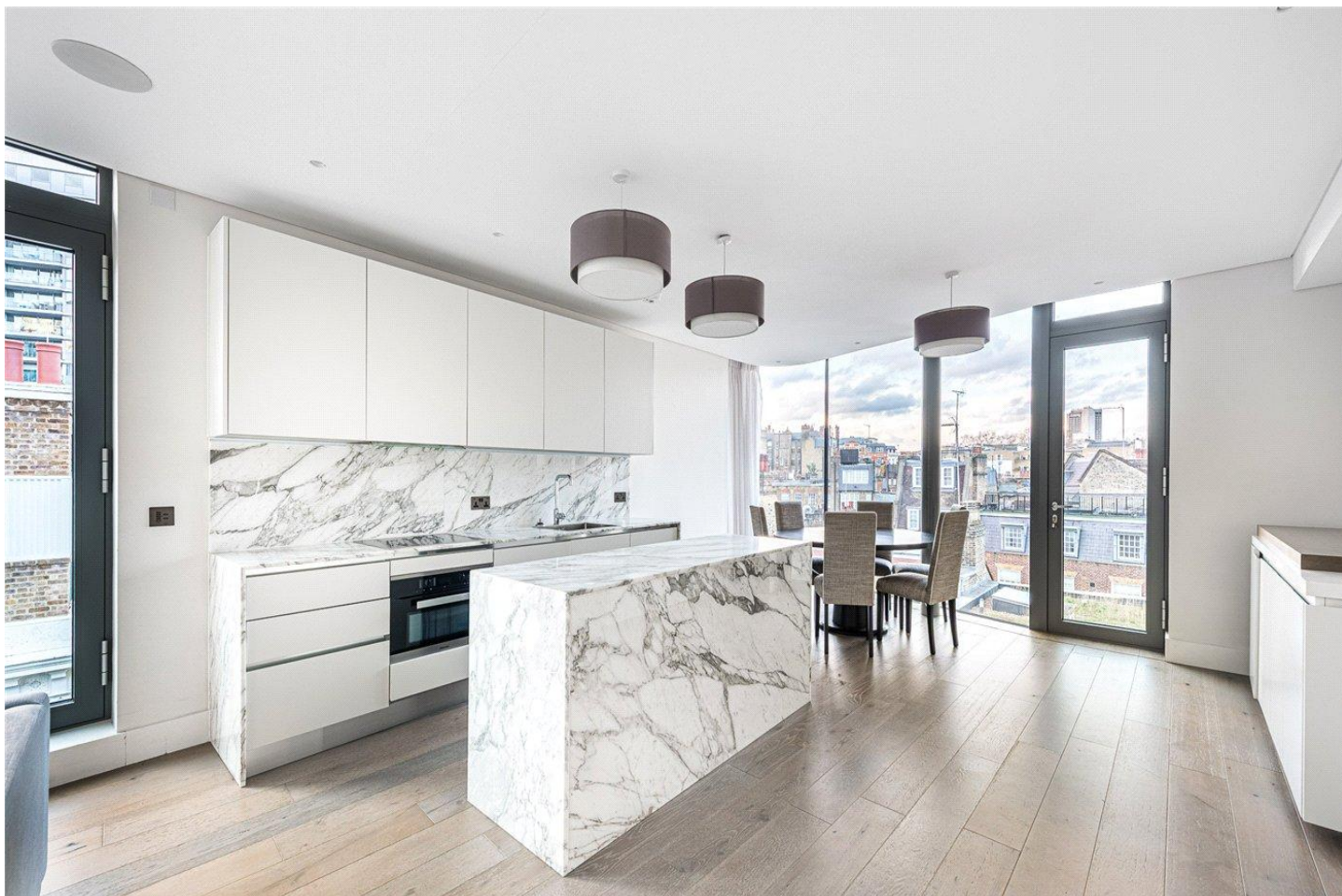




WILFRED STREET, SW1E

£2,250,000

LEASEHOLD

At a glance...

- Three Double Bedrooms
- Three Ensuites
- 4th Floor with lift
- Concierge
- Secure Underground Parking
- Council Tax Band: H

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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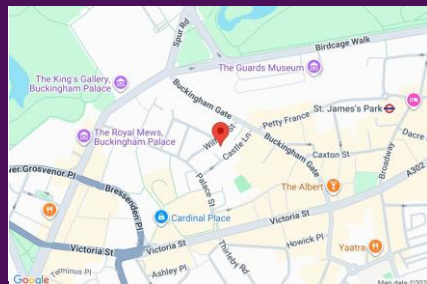
A large 3-bedroom apartment on the 4th floor of this contemporary apartment building.

The flat is filled with light, due in part to the incredible curved glass windows, and covers some c.1325 square feet. Offering 3 grand bedrooms, all with built-in storage and ensuite shower rooms. There is a further guest WC and an incredible, bright reception room with stylish, modern kitchen.

There is also a roof terrace which can be accessed from the reception room and two of the bedrooms.

Aviary House offers a uniformed 24h concierge and this flat comes with 1 secure, underground parking space.

The development is located in the heart of SW1, 0.4 miles to the transport links of Victoria Station and 0.2 miles from Buckingham Palace. St James's Park, Green Park and the amenities of Mayfair are all within an easy walk.



winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces - including fire-chimneys.

Aviary House, SW1

Approx. Gross Internal Area
1325 Sq Ft - 123.09 Sq M
Approx. Terrace Area
77 Sq Ft - 7.15 Sq M



Fourth Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Winkworth

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