



SUSSEX STREET, SW1V
£3,250,000 FREEHOLD

Winkworth



SUSSEX STREET, SW1V

A wider-than-average freehold house in the heart of Pimlico offering c.3,287 square feet and with a fabulous roof terrace.

A rare-to-market and wider than average Pimlico house offering grandeur, space and stunning roof terrace.

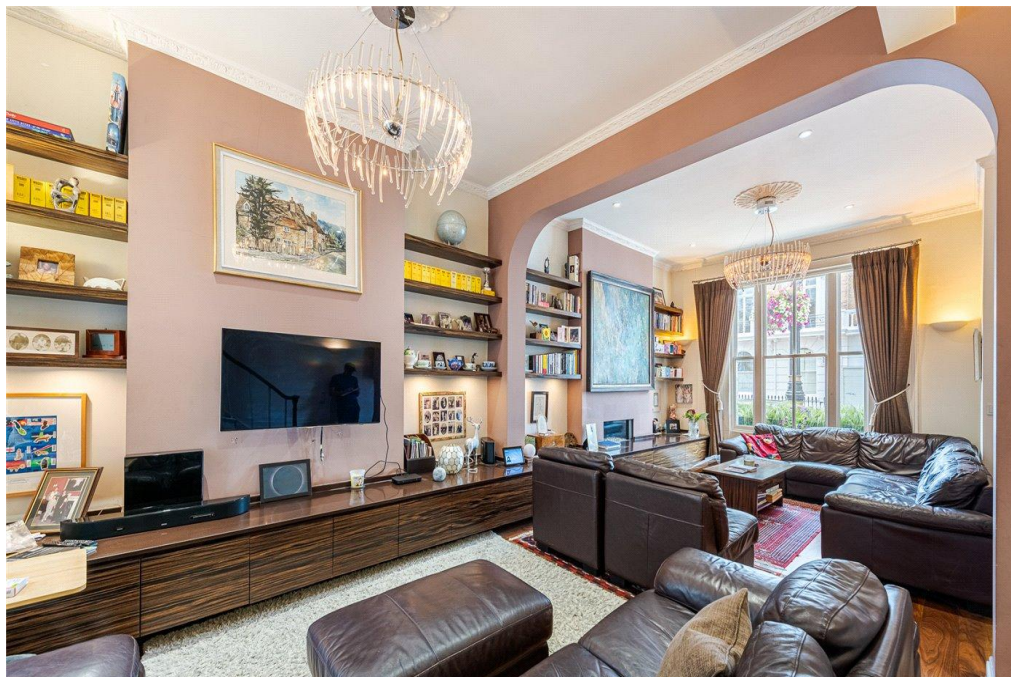
Positioned on arguably the best part of Sussex Street this impressive house briefly comprises 5 bedrooms, two bathrooms, ground floor reception room, bright kitchen and dining room, study and further reception room on the top floor leading out to the split-level terrace.

The ceiling heights on the ground and 1st floors are particularly notable, as well as the aforementioned room widths, leading to incredible proportions and room sizes. The master bedroom has a large ensuite bathroom and the top floor reception room and terraces and perfect for entertaining or enjoying an evening sundowner.

The house has been enjoyed by the current owners and offers an incoming purchaser the chance to make some cosmetic changes or refurbish as they see fit.



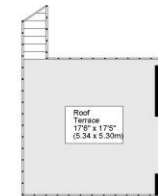
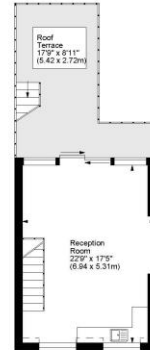
An exciting chance to acquire a prime SW1 freehold house located on a quiet stretch of the street and only a short walk to Victoria station, Belgravia and Elizabeth Street.



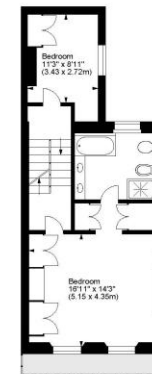
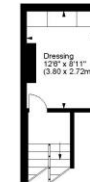
Sussex Street, SW1



Approx. Gross Internal Area
3154 Sq Ft - 293.01 Sq M (Including Internal Vault)
External Vaults Area
133 Sq Ft - 12.36 Sq M
Total Area
3287 Sq Ft - 305.37 Sq M



Roof Terrace



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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