



## WINCHESTER STREET, SW1V

£875,000

SHARE OF FREEHOLD

### At a glance...

- Two Double Bedrooms
- Private Patio Garden
- Fabulous Condition
- Bright and Light Throughout
- Impressive Eat-in Kitchen
- Council Tax Band: E

**Winkworth**

for every step...



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Located on the northern end of Winchester Street, closest to Belgravia and Sloane Square, this incredible flat is situated in a wider-than-average early Victorian building in the heart of the Pimlico Grid.

The accommodation comprises a wide, handsome reception room with a large window allowing a huge amount of light to come through, a large eat-in kitchen with super high ceilings, two good double bedrooms both with built-in storage and a smart, modern bathroom. There is also a lovely, private patio garden - perfect for entertaining or for an end of the day sundowner.

Throughout, the property is presented beautifully and has clearly been immaculately looked after by the current owner.

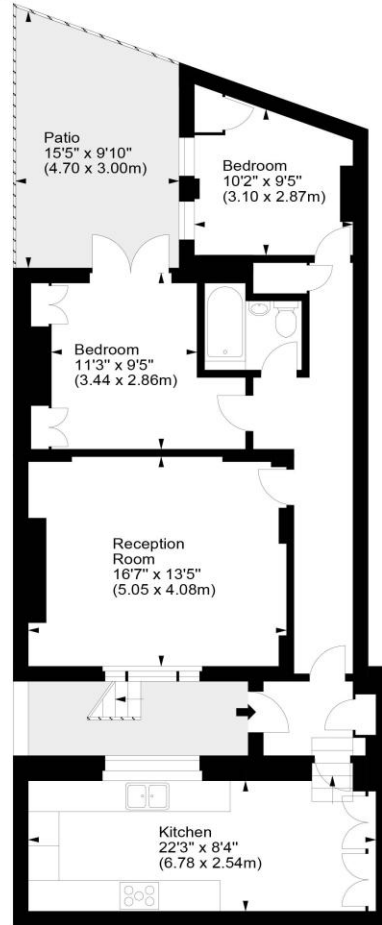
A genuinely exciting and rare opportunity to acquire a flat in a great location, with outside space, a share of freehold and needing no updating or modernising.



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### Winchester Street, SW1

Approx. Gross Internal Area  
873 Sq Ft - 81.10 Sq M



Lower Ground 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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