



WILFRED STREET, SW1E

£2,200,000

LEASEHOLD

At a glance...

- Large terrace adjoining reception room
- Second balcony off a bedroom
- Three double bedrooms, all en suite
- Approximately 1,215 sq ft internally

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WILFRED STREET, SW1E

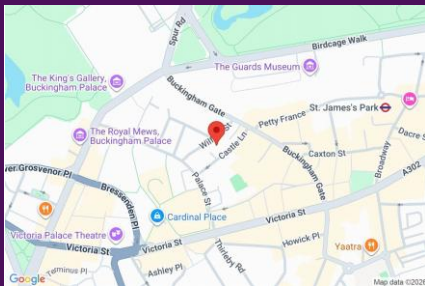
£2,200,000

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A substantial terrace adjoining the reception room and a separate bedroom balcony make outside space a defining feature of this contemporary Westminster apartment. Set on the fourth floor of Aviary House, it offers approximately 1,215 sq ft of internal accommodation with three double bedrooms, each enjoying an en suite shower room, together with lift access, concierge provision and underground parking.

Sweeping curved glazing brings natural light into the reception and dining area, where a streamlined white kitchen forms part of the open plan layout. Doors open directly onto the principal terrace, allowing entertaining to extend outdoors. All three bedrooms have fitted wardrobes, while the additional balcony is accessed from one bedroom. A separate guest WC is another welcome practical detail.

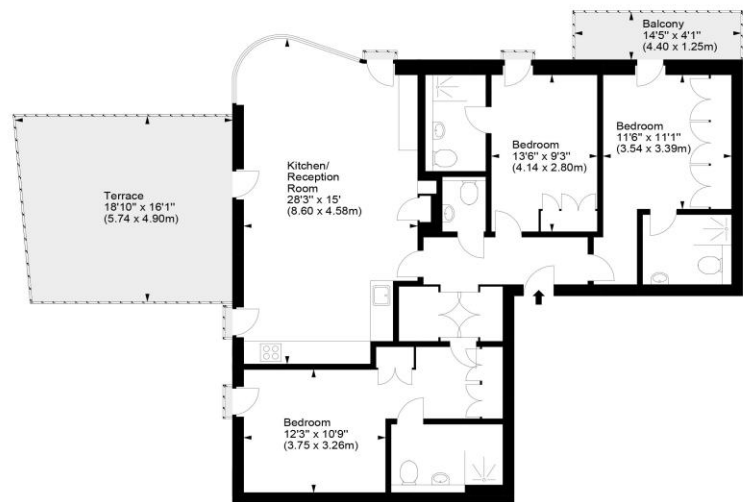
Wilfred Street is exceptionally convenient for St James's Park, Buckingham Palace and the amenities around Victoria. St James's Park Underground Station provides Circle and District line connections, with the Victoria line and mainline services available at Victoria. The combination of two outdoor areas, three en suites and building amenities makes this a compelling London residence or convenient city base.



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Aviary House, SW1

Approx. Gross Internal Area
1215 Sq Ft - 112.87 Sq M
Approx. Gross External Areas
357 Sq Ft - 33.21 Sq M
Approx. Total Area
1572 Sq Ft - 146.08 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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