



GLOUCESTER STREET, SW1V

£700,000

LEASEHOLD

At a glance...

- Impressive reception with mezzanine gallery
- Distinctive spiral staircase
- Two bedrooms with fitted storage
- Approximately 802 sq ft
- Gallery seating and fitted drawers

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GLOUCESTER STREET, SW1V

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A dramatic reception room with an open mezzanine gallery gives this two bedroom Pimlico apartment a character all of its own. Situated on the first floor of a period building with a lift, the accommodation extends to approximately 802 sq ft and makes inventive use of its impressive internal height.

A spiral staircase rises from the principal living space to a gallery with built in seating and drawers, creating an inviting additional area for reading or working. One bedroom occupies the main floor, while the second is reached from the mezzanine level, with fitted storage serving both. The separate kitchen and bathroom are on the principal floor. Parts of the upper level have reduced headroom, an important aspect of this distinctive layout.

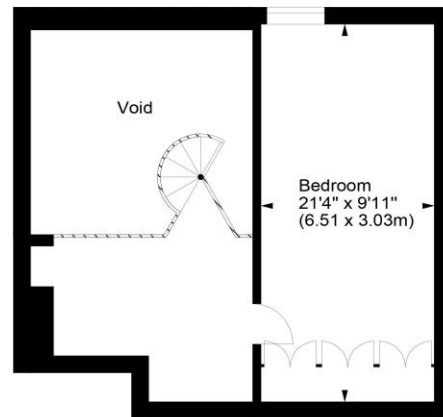
Gloucester Street lies in Pimlico's celebrated grid of period terraces, with the cafés and independent shops of Churton Street nearby. Victoria and Pimlico stations connect the neighbourhood with the rest of London. For those drawn to architectural character, the gallery and soaring reception space make this apartment particularly memorable.



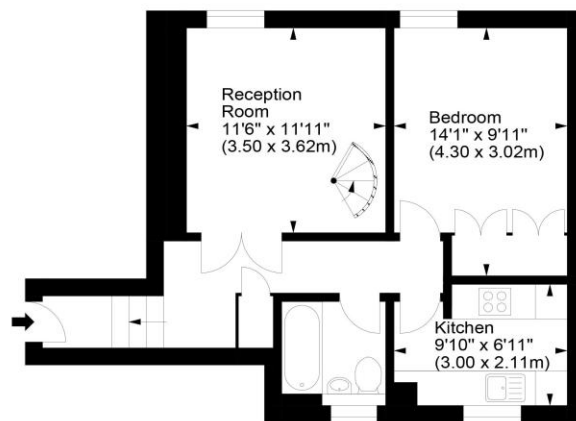
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Gloucester Street, SW1

Approx. Gross Internal Area
802 Sq Ft - 74.51 Sq M



Mezzanine



First Floor

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

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

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