



LUTYENS HOUSE, LONDON, SW1V

£515,000

LEASEHOLD

At a glance...

- Two double bedrooms with built in storage
- Sixth floor position with lift access
- Approximately 707 sq ft of accommodation
- Bright dual aspect reception room
- Private balcony with open outlook

Winkworth

for every step...



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

LUTYENS HOUSE, LONDON, SW1V

£515,000

LEASEHOLD

Accommodation

Positioned on the sixth floor, this appealing apartment benefits from excellent natural light and far reaching urban views, creating a sense of openness throughout the principal living accommodation. The dual aspect reception room is a particular highlight, measuring approximately 16' x 12', with generous windows providing an inviting space for relaxing and dining. A separate fitted kitchen offers good storage and worktop space, with access to the balcony. Both bedrooms are comfortable doubles, each with built in storage, while a family bathroom and separate WC complete the accommodation. The layout is practical and well arranged, with the living and sleeping areas positioned on opposite sides of the central hallway.

Outside Space

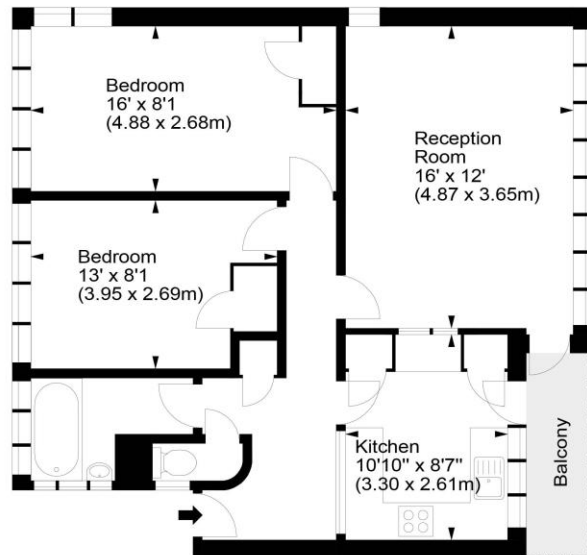
The balcony provides a welcome opportunity to enjoy the elevated setting and surrounding outlook.



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 fireplaces.

Lutyens House, SW1

Approx. Gross Internal Area
707 Sq Ft - 65.68 Sq M



Sixth Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs

Winkworth

Pimlico & Westminster

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

Winkworth

for every step...