



WARWICK WAY, SW1V

£450,000

LEASEHOLD

At a glance...

- Rear-facing first floor apartment
- Reception with two sash windows
- Separate double bedroom
- Fitted bedroom wardrobes
- Open plan kitchen within a recess
- Lift within the building

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Set to the rear of a Victorian building on Warwick Way, this well presented first floor apartment combines traditional sash windows with an easy, open plan layout. The accommodation extends to approximately 375 sq ft and is served by a lift.

Two sash windows lend character and natural light to the reception room, where there is space for comfortable seating and dining. The fitted kitchen sits neatly within a recess, remaining connected to the living area without dominating it. A separate double bedroom with fitted wardrobes and a modern shower room complete a thoughtfully used and clearly defined interior.

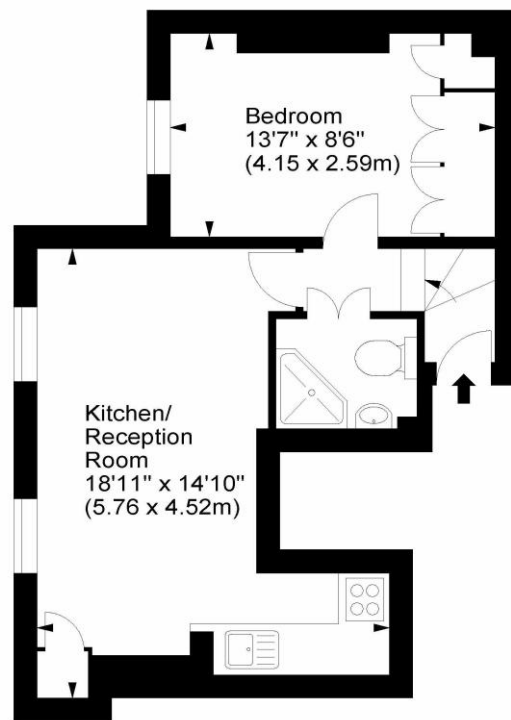
Warwick Way places the apartment within reach of the independent cafés and shops around Churton Street and Wilton Road, as well as the wider amenities of Belgravia. Victoria's transport connections are readily accessible, making this an appealing option for a central London home or convenient London base.



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Warwick Way, SW1

Approx. Gross Internal Area
375 Sq Ft - 34.84 Sq M



First Floor

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