



## SUSSEX STREET, SW1V

£3,250,000

FREEHOLD

### At a glance...

- Substantial five bedroom freehold townhouse
- Two roof terraces connected by external staircase
- Elegant double reception room
- Top floor reception with kitchenette
- Separate kitchen and dining room

**Winkworth**

for every step...



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## SUSSEX STREET, SW1V

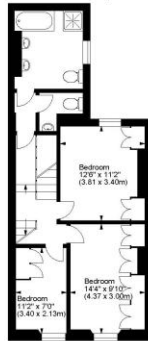
£3,250,000  
FREEHOLD

An impressive five bedroom freehold townhouse with elegant period proportions, extensive entertaining accommodation and two roof terraces, situated on one of Pimlico's attractive residential streets. Arranged across five storeys, the house offers considerable flexibility, with separate living spaces, a study, dressing room and utility room, together with an opportunity for refurbishment to suit individual tastes and requirements.

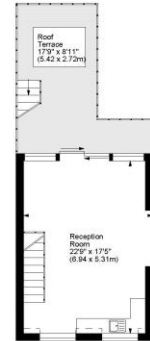
The ground floor is devoted to handsome reception accommodation, with an archway linking two principal rooms. Tall sash windows, decorative corncicing and fireplace surrounds provide a graceful period backdrop, while a separate study offers a quieter space for work or reading. On the lower ground floor, a generous kitchen and dining room are similarly connected by an archway, creating a sociable setting for everyday living. A utility room and additional WCs support the practical running of the home.

### Sussex Street, SW1

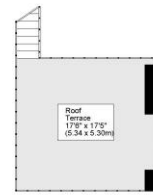
Approx. Gross Internal Area  
3154 Sq Ft - 293.01 Sq M (Including Internal Vault)  
External Vaults Area  
133 Sq Ft - 12.36 Sq M  
Total Area  
3287 Sq Ft - 305.37 Sq M



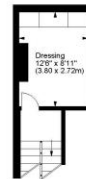
Second Floor



Third Floor



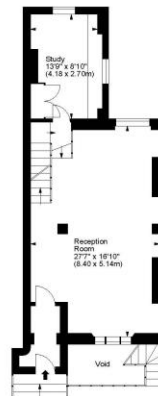
Roof Terrace



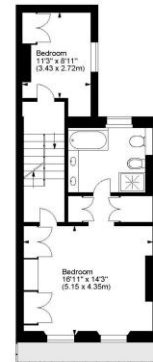
First Floor  
Half Landing



Lower Ground Floor

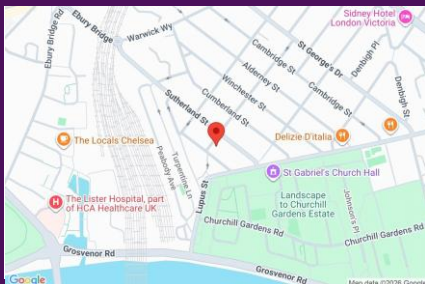


Ground Floor



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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