



CHURCHILL GARDENS, SW1V

£499,950

LEASEHOLD

At a glance...

- Complete refurbishment opportunity
- Three bedroom duplex
- Own front door
- Balcony off reception room
- Approximately 849 sq ft

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for every step...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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A three bedroom duplex with its own front door, balcony and approximately 849 sq ft of accommodation across the second and third floors. Requiring complete refurbishment, this is an opportunity to create a home to individual taste while making the most of an established two level layout.

The lower level is arranged around a reception room with balcony access and a separate kitchen, keeping the principal living accommodation together. Upstairs, all three bedrooms sit alongside a bathroom and separate WC, providing a clear division between living and sleeping areas. Broad windows and the outdoor space are valuable starting points for a thoughtful renovation, subject to any required consents.

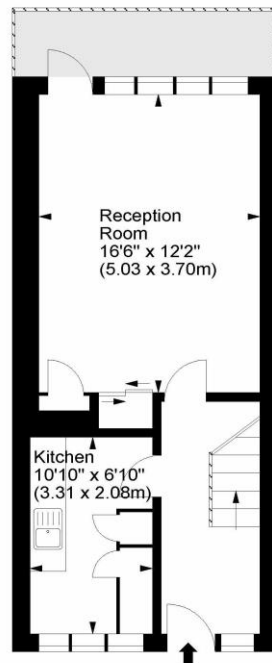
Gifford House is set within Churchill Gardens, close to planted walkways, Lupus Street's shops and the Thames. Pimlico Underground Station connects the neighbourhood to the Victoria line. For a purchaser looking for a refurbishment project, the combination of space, independent access and location merits particular attention.



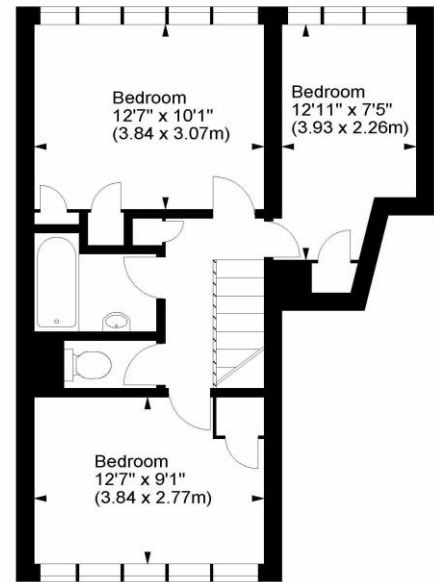
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Gifford House, SW1

Approx. Gross Internal Area
849 Sq Ft - 78.87 Sq M



Second Floor



Third Floor

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