



## WARWICK WAY, UK, SW1V

£725,000

LEASEHOLD

### At a glance...

- Large double bedroom
- Modern tiled bathroom
- High spec kitchen
- Dining area/study space
- Air-con unit
- Sound proofed

**Winkworth**

for every step...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## WARWICK WAY, UK, SW1V

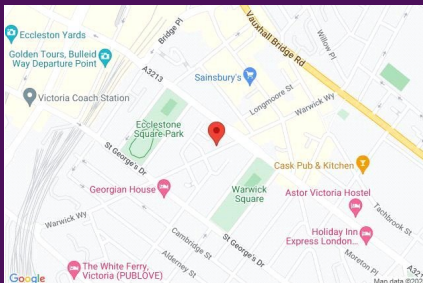
£725,000

LEASEHOLD

A large one bedroom, garden flat conveniently located in the heart of Pimlico on Warwick Way, SW1V. As you enter through your own front door, the accommodation offers a good sized double bedroom with inbuilt storage, plenty of floor space and a fireplace. A spacious, tiled bathroom with separate shower and rolltop bath. To the rear of the property is stylish and well equipped kitchen with all white goods, including dishwasher, plenty of work top space and ample storage. Leading on from the kitchen is a bright living area to the right and to the left a separate dining area/study with bespoke shelving, a Air con unit and Electro-magnetic doors that lead onto the private, patioed garden with a BBQ area.

The flat further benefits from double glazed windows, sound proofing and spotlights throughout.

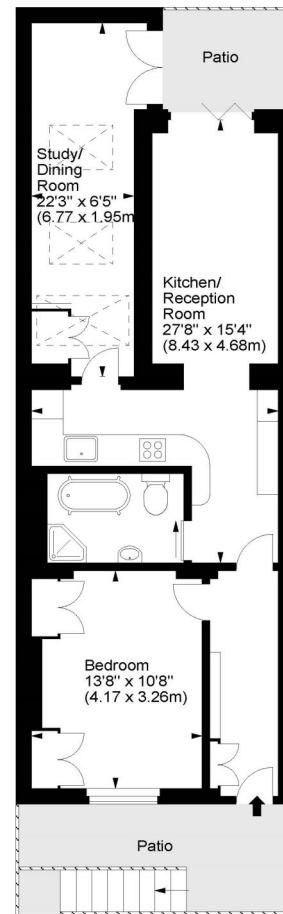
The property is only a short walk from the



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## Warwick Way, SW1

Approx. Gross Internal Area  
702 Sq Ft - 65.22 Sq M



Lower Ground Floor

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