

GLOUCESTER STREET | SW1V

Winkworth



Gloucester Street

Pimlico, London SW1V 2DN

ASKING PRICE: £700,000 (*subject to contract*)

A well-arranged one-bedroom apartment, situated on the raised ground floor of a purpose-built, period-style building in the heart of the Pimlico Grid, offering both comfort and convenience.

The apartment consists of an open-plan kitchen and reception area that seamlessly connects to a communal terrace, a double bedroom, a modern bathroom, and a dedicated underground parking space. Additionally, the building boasts the added convenience of a porter.

Ideally located, this segment of Gloucester Street is positioned between St. George's Drive and Belgrave Road. It is in close proximity to local shopping options at Tachbrook Street Market and offers excellent transport links via Victoria Station.

TENURE: Share of Freehold; Lease expiring 999 years from 1 August 1994.

LOCAL AUTHORITY: Westminster City

COUNCIL TAX BAND: Band F

Service Charge: £2,888 per annum (inc. Reserves)

Ground Rent: Peppercorn

EPC RATING: D



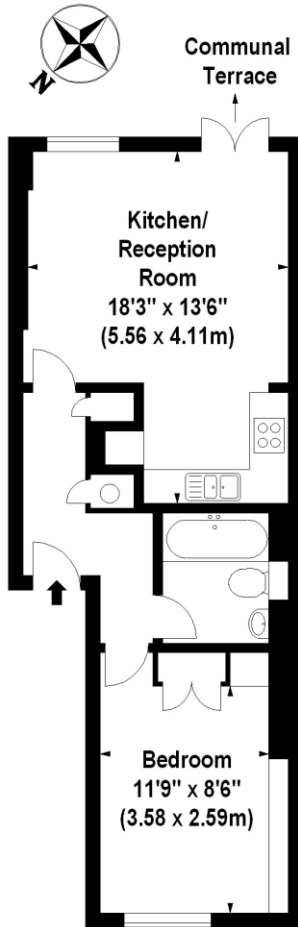


Location:

Gloucester Street is in the City of Westminster, nestled within the sought-after "Pimlico grid" and in close proximity to the bustling Tachbrook Street Market, renowned for its diverse range of fresh, seasonal produce, and delicious street food offerings. The area benefits from excellent access to various public transportation options, including the Victoria mainline station and Coach Station.

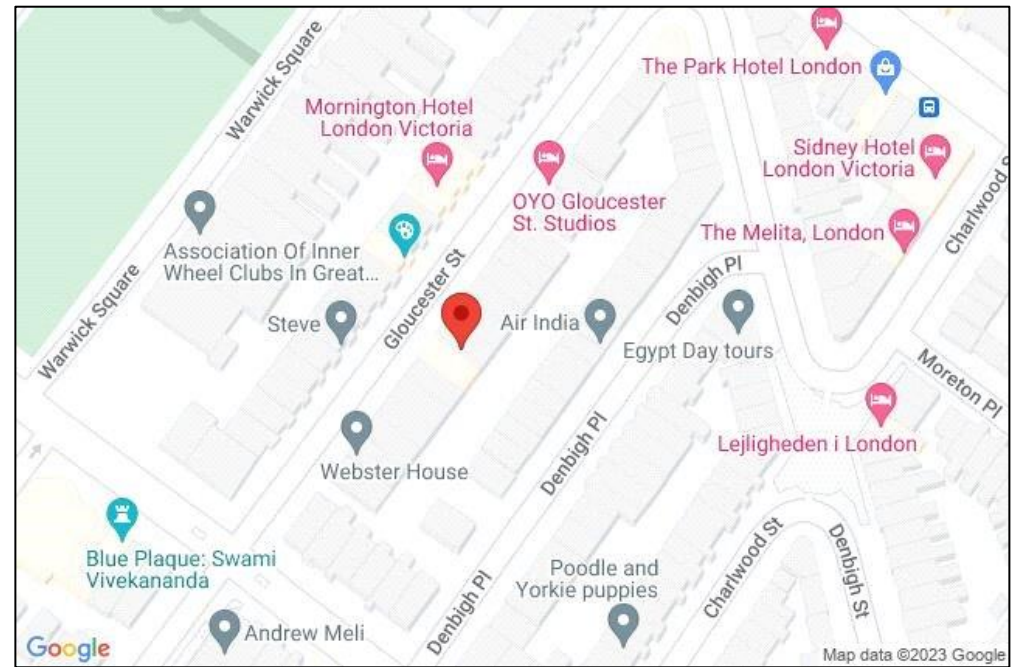
One Bedroom | Parking | Porter | Share of Freehold | GIA 470 ft² | EPC Rating D

Raeburn House,
Gloucester Street, SW1
 Approx. Gross Internal Area*
 470 Sq Ft - 43.66 Sq M



Raised Ground Floor

Illustration For Identification Purposes Only. Not To Scale
 *Floorplans Drawn According To RICS Guidelines
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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