

# SUSSEX STREET | SW1V



Winkworth

Sussex Street

Pimlico, London SW1V 4RL

**ASKING PRICE: £680,000** (*subject to contract*)

A well-appointed second-floor flat in the heart of Pimlico offers two bedrooms and features an open-plan kitchen and reception area.

The flat also benefits from a spacious double bedroom and an additional single bedroom/study, as well as a bathroom. Additionally, the property boasts the added advantage of having a Share of Freehold.

Sussex Street is situated at the western edge of the grid, conveniently located near Pimlico, Victoria, and Sloane Square stations. For those seeking green spaces, Battersea Park can be easily reached on the opposite side of Chelsea Bridge.

**TENURE:** Share of Freehold; Lease expiring on 24 December 2973.

**LOCAL AUTHORITY:** Westminster City

**COUNCIL TAX BAND:** Band F

**Service Charge:** £2,808 per annum

**Ground Rent:** Peppercorn

**EPC RATING:** C





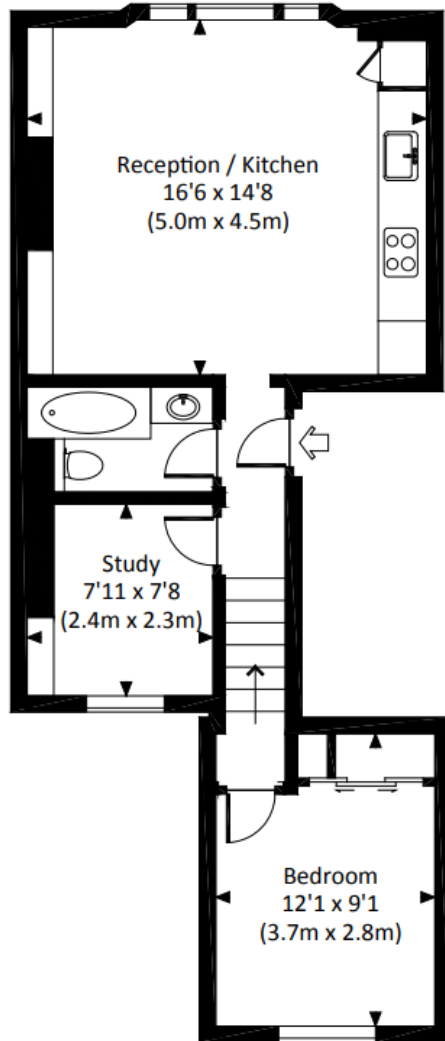
## Location:

Sussex 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 Double Bedroom | Study | Share of Freehold | GIA 494 ft<sup>2</sup> | EPC Rating C**

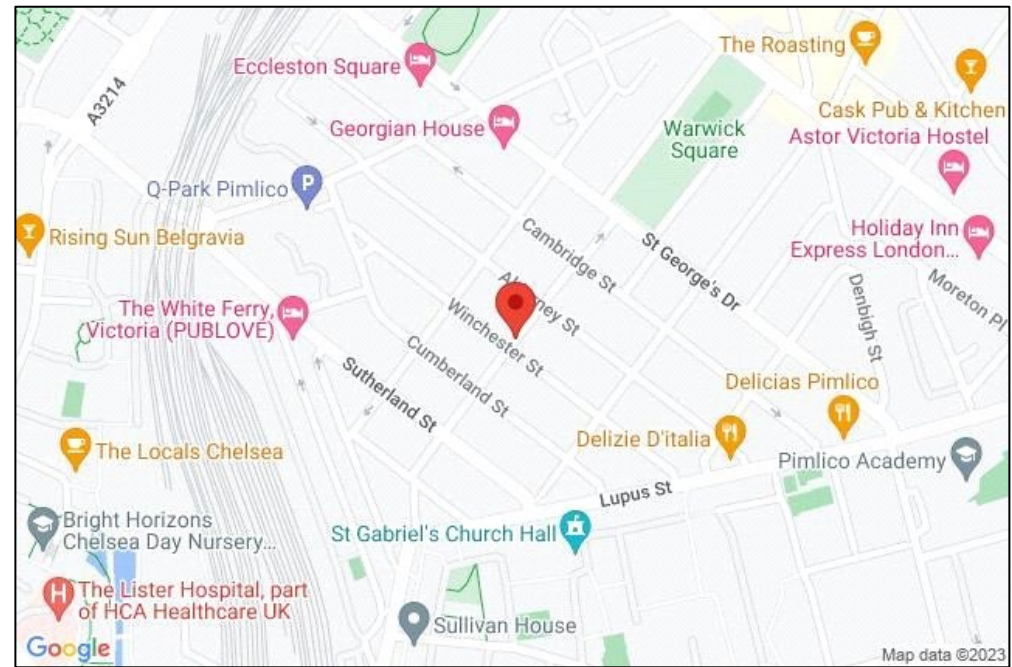
**SUSSEX STREET, SW1V**

Approx. gross internal area  
494 Sq.Ft. / 45.9 Sq.M.



SECOND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dawling Jones Design shall not be liable for any reliance on these measurements. © 2016 www.dawlingjones.com 020 7510 9933



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>		80
(55-68) <b>D</b>	69	
(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	

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