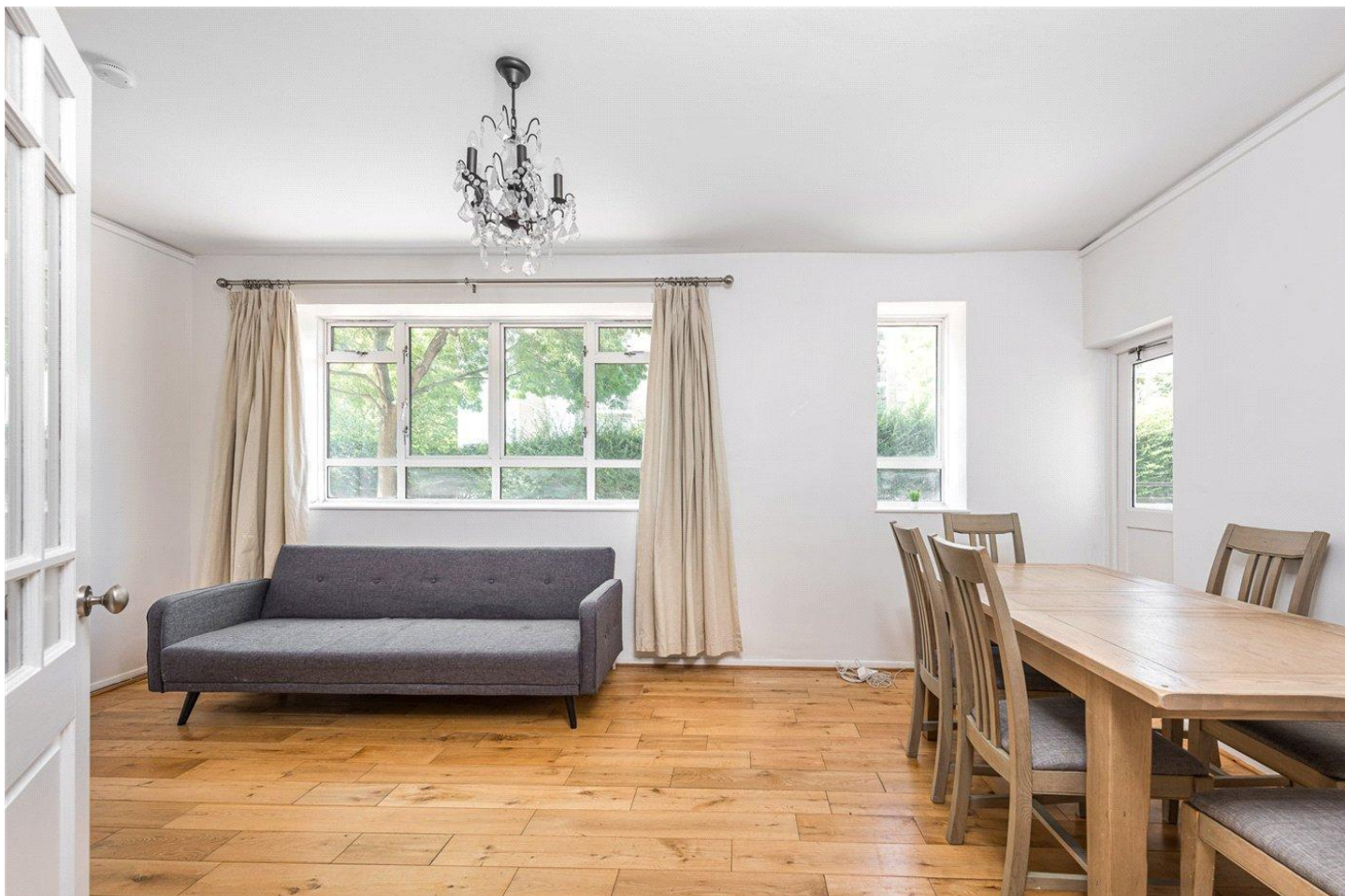




CHURCHILL GARDENS, SW1V

£480,000

LEASEHOLD

At a glance...

- Two Double Bedrooms
- Large Balcony/Patio
- Excellent Condition
- Super Bright Throughout
- Extended lease (171 years)
- Council Tax Band: C

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

CHURCHILL GARDENS, SW1V

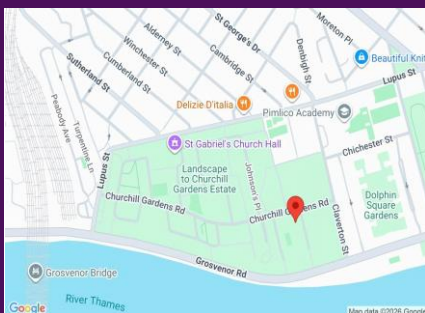
£480,000
LEASEHOLD

A large, well presented two-bedroom flat on the raised ground floor of the ever popular Churchill Gardens offering a buyer the chance to own a great size flat in the heart of SW1.

With a separate, modern kitchen, large bright reception room, bigger than average balcony/patio and two double bedrooms, both with built-in storage the flat would make an ideal London base, 1st time buy or perfect rental.

With heating and hot water included in the service charge and in the most convenient of locations for Victoria, Pimlico and Westminster this is an exciting opportunity not to be missed.

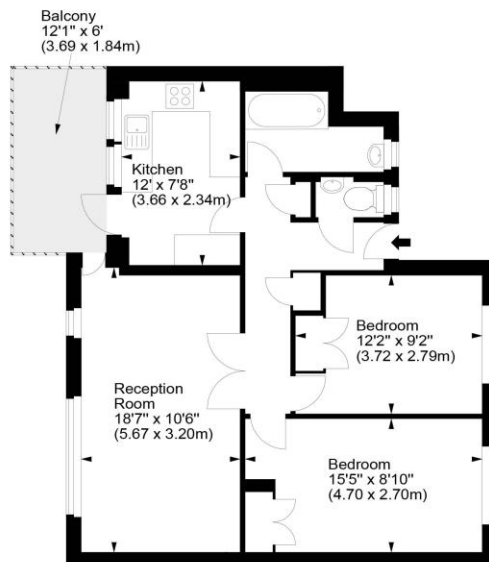
The current owners are in the final stages of extending the lease (agreed with freeholder) and the benefit of this will be offered to the incoming purchaser



Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Keats House, SW1

Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M
Approx. Balcony Area 73 Sq Ft - 6.79 Sq M
Approx. Total Area 762 Sq Ft - 70.79 Sq M



Raised Ground Floor

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

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