

CHARLWOOD STREET, SW1V

£800,000

LEASEHOLD

At a glance...

- Bright and Airy
- Two Double Bedrooms
- Open Plan Kitchen / Dining /

Living area

- Stylish Bathroom and Additional Cloakroom
- Charming Private Patio
- Council Tax Band: F

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

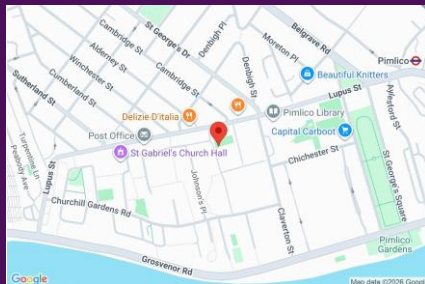
CHARLWOOD STREET, SW1V

£800,000

LEASEHOLD

This beautiful, light-filled duplex flat offers an oasis of calm. While one enters on the ground floor, at the back of the building this then becomes the first floor. The main bedroom has a separate workspace, which has the potential to be an en-suite shower room if desired, and traditional sash windows looking out over a vista of gardens below. Next to it is a Japandi-style bathroom with a powerful rainwater shower, and there is an additional cloakroom on the floor below. The second double bedroom is also on the floor below, overlooking the patio.

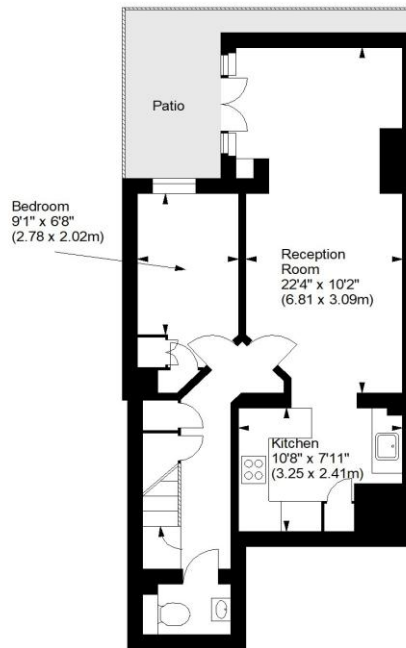
A spacious open plan kitchen, dining and living area opens out through wooden French windows onto the patio, which has a useful hidden area around the back of the building for storing pots and garden utensils. There is also a handy storage space above the landing, as well as built-in cupboards in the living room, second bedroom and under the stairs.



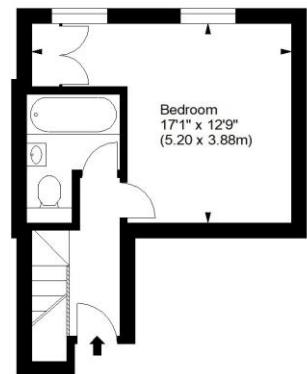
winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to 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 fireplaces.

Charlwood Street, SW1

Approx. Gross Internal Area
787 Sq Ft - 73.11 Sq M



Lower Ground Floor



Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



Pimlico & Westminster

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

Winkworth

for every step...