



## WARWICK WAY, SW1V

£475,000

LEASEHOLD

### At a glance...

- One Double Bedroom
- 1st Floor
- Long Lease
- Excellent Location
- Good Condition
- Council Tax Band: E

**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>		
(55-68) <b>D</b>	68	79
(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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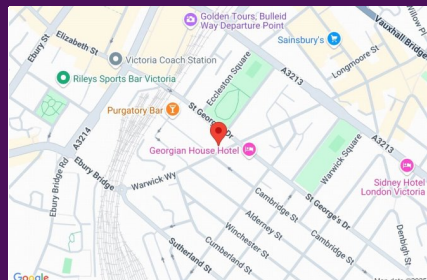
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Located on the 1st floor of this well-run building close to Victoria station and Belgravia. The flat is positioned towards the rear of the building and consequently feels quiet and secluded.

Entered on the ground floor the accommodation briefly comprises a lovely, bright reception room with Juliet balcony, smart modern kitchen, double bedroom with great storage and a shower room.

The flat is leasehold with a good number of years remaining on it and sensible outgoings.

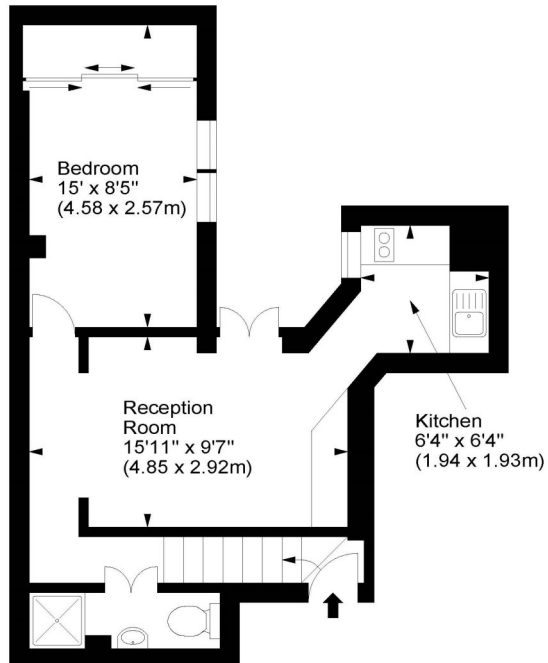
An incredibly convenient London base, solid rental investment or 1st time buy.



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## Warwick Way, SW1

Approx. Gross Internal Area  
403 Sq Ft - 37.44 Sq M



First Floor

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

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