



CHARLWOOD STREET, SW1V

£850,000

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

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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		

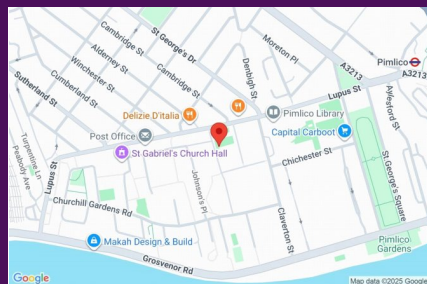
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This beautiful, light-filled duplex flat offers an oasis of calm. While one enters on the ground floor, at the back of the building this then becomes the first floor. The main bedroom has a separate workspace, which has the potential to be an en-suite 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. The kitchen is less than three years' old and has stunning quartz worktops, finished with a waterfall end and includes Neff's slide and hide oven plus combi microwave oven, a wine cupboard, dishwasher, large fridge freezer with auto defrost, and hidden bin storage. The washer dryer is tucked away under the stairs, and there is a combi-boiler and traditional style column radiators; which are all also less than three years' old. The electric sockets have USB ports and the living room lights are on dimmer switches. All the walls are painted in Carrara marble, breathable paint.



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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.
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