



## WILFRED STREET, SW1E

£1,795,000

LEASEHOLD

### At a glance...

- Two Bedrooms
- Two Bathrooms plus Cloakroom
- 4th Floor with Lift
- Concierge & Parking
- Modern Apartment
- Council Tax Band: G

**Winkworth**

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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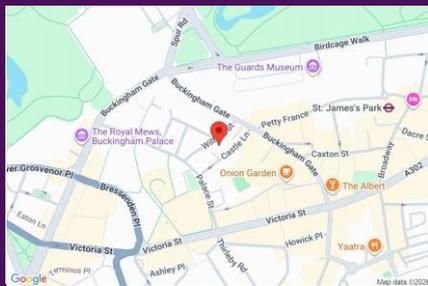
LEASEHOLD

An incredibly bright and large two double bedroom apartment on the 4th floor (with lift) of this exclusive modern building.

The flat covers some 913 square feet comprising a large, dual aspect reception room with open plan kitchen, two double bedroom, both with excellent storage and ensuite bathrooms and a further guest WC.

Sleek and stylish throughout the flat is presented in excellent condition and Aviary House offers 24h porter and this flat comes with use of one underground parking space.

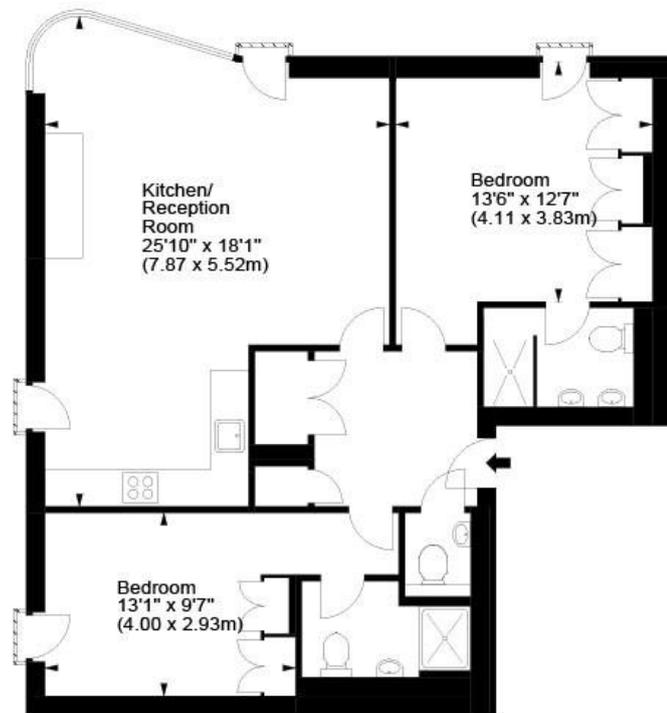
An incredible location, close to Buckingham Palace, St James's and Green Park and handy for Victoria Station this flat would make an ideal London base or super cool London home.



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## Aviary House, SW1

Approx. Gross Internal Area  
913 Sq Ft - 84.82 Sq M



Fourth 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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