



## BELGRAVE ROAD, SW1V

£599,950

LEASEHOLD

### At a glance...

- One Double Bedroom
- Separate Storage Room
- Excellent Condition
- Second Floor with Lift
- Super Bright
- Council Tax Band: D

**Winkworth**

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		

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On the second floor (with lift) of this well run, privately-owned purpose-built building in the heart of Pimlico, this incredible one bedroom flat is located in a lovely corner position and with large windows meaning it benefits from a huge amount of natural light.

Comprising a fantastic reception room which incorporates an extra space which can be used as a study but also has a clever pull-down bed for guests, a modern kitchen, smart bathroom and good-size bedroom with built-in storage.

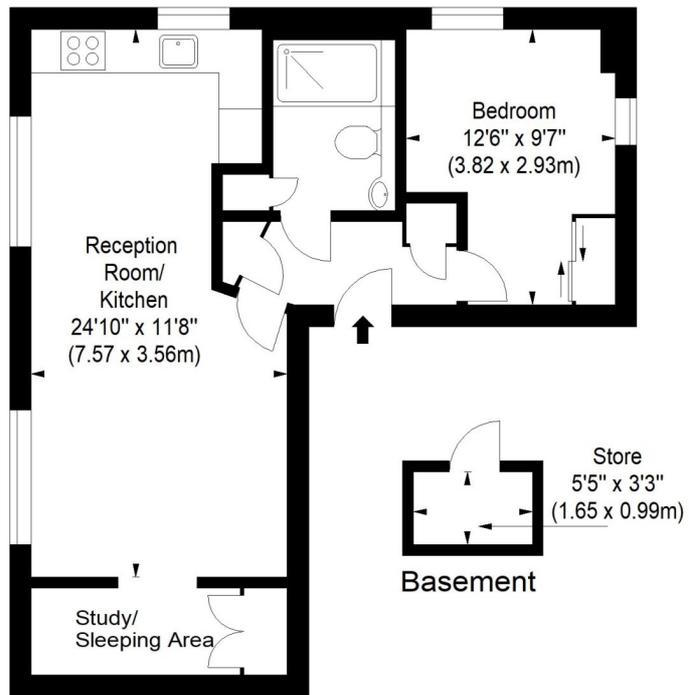
The flat features atmospheric lighting solutions, attractive wooden floors and an extra storage room of just over 20 sq ft.

This apartment would make an ideal, low maintenance London base or luxurious 1st home given its incredible location a short walk from Victoria Station and all the amenities of Pimlico, Belgravia and Victoria Street.



### Egerton House SW1

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M  
 Approx. Gross Store Area 21 Sq Ft - 1.95 Sq M  
 Approx. Total Area 548 Sq Ft - 50.91 Sq M



Second Floor

Pimlico & Westminster

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