



# Double fronted period house with 35' private garden

Longmoore Street, London, SW1V

Guide Price £2,100,000 Freehold

savills



Rare double fronted freehold house • Enchanting 35' private south-east facing garden • Versatile family accommodation • Very good condition following recent refurbishment • Central and convenient location

### Local Information

Longmoore Street is located in Pimlico, accessed from Warwick Road or Guildhouse Street, close to Warwick Way.

It is a central and convenient location from which to access an array of local amenities ranging from independent restaurants delicatessens and retailers to a Sainsbury's 'Market' Superstore. Pimlico is renowned for its artisanal boutiques; cheese shops, bakeries, art galleries, antiques and florists; it is a thriving and vibrant 'village' within Prime Central London.

The world renowned and iconic land marks of Westminster too are nearby, Buckingham Palace, the Houses of Parliament and Tate Britain Gallery are all important for local residents.

Close proximity to Victoria's transport hub is valuable too; from coach station to main line rail services including the Gatwick Express, and with underground connections accessing the Victoria line and District and Circle line.



## About this property

A charming and rare double fronted period house which has been recently refurbished, providing versatile and well-proportioned accommodation, and with a superb sense of natural light throughout.

There are many characterful features throughout the property but of great note is an enchanting private garden extending to some 35' with a south-east facing aspect.

Accommodation briefly comprises four bedrooms with two bathrooms; a reception room, separate study/home office. There is an open family sitting and dining space which links to the contemporary fitted kitchen, additional WC, and leads out to the garden.

A family home for more than 30 years, the property was extensively modernised in 2017/18. It is a house that will appeal to buyers seeking a home for permanent or regular use in Central London.

**Tenure**  
Freehold

**Local Authority**  
City Of Westminster

**Energy Performance**  
EPC Rating = D

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.  
Telephone:  
+44 (0) 203 430 6860.



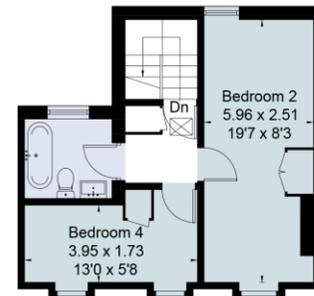
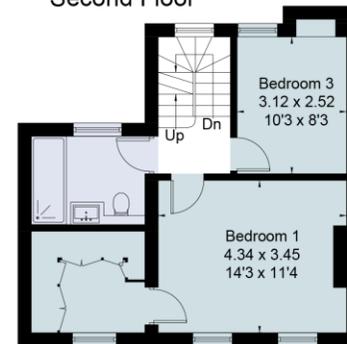
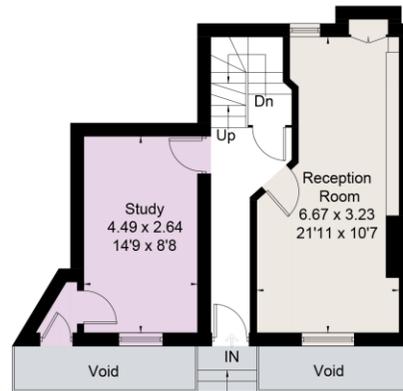
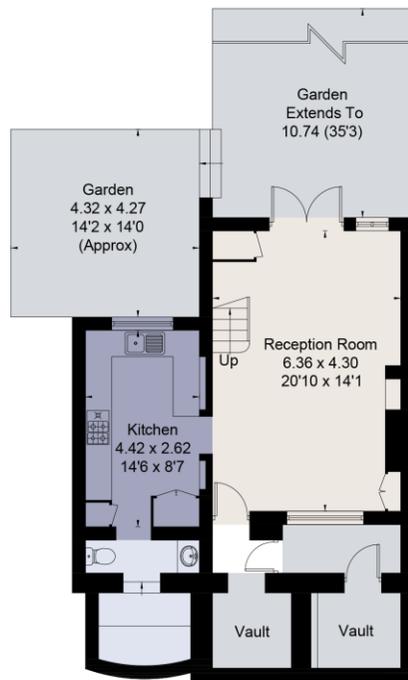


Longmoore Street, London, SW1V  
 Gross Internal Area 1913 sq ft, 177.7 m<sup>2</sup>

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Approximate Area = 177.7 sq m / 1913 sq ft  
 (Including Vaults)  
 For identification only. Not to scale.  
 © Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(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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