

# A VERY SPACIOUS TWO BEDROOM DUPLEX APARTMENT SITUATED IN PIMLICO.

CAMBRIDGE STREET PIMLICO, SW1V

Guide Price £995,000, Leasehold



# A VERY SPACIOUS TWO BEDROOM DUPLEX APARTMENT SITUATED IN PIMLICO.

CAMBRIDGE STREET PIMLICO, LONDON

Guide Price £995,000, Leasehold

Two Double Bedrooms • Two Bathrooms • Convenient location for Pimlico underground station • Roof Terrace (west facing) • Ideal home, pied a terre or investment property • 908 sq ft

2 Bedrooms • 2 Bathrooms • 1 Reception

#### Situation

Cambridge Street is located within Pimlico's highly regarded 'Grid' running essentially north/south between Warwick way and Lupus Street.

This is a highly desirable village-like location and an attractive residential district within Prime Central London renowned for its proximity to transport links and iconic landmarks and amenities.

Victoria Station is a short distance away with main line services including the Gatwick Express, and underground Services via the Victoria and District and Circle Lines.

Local landmarks include the Houses of Parliament, and Tate Britain Gallery, but it is the local lifestyle culture, with artisan cafes and wine shops, antique and fashion boutiques, combined with bespoke contemporary design companies and fashion outlets, that make this a charming and vibrant home in central London.







# Description

Well positioned on the popular Pimlico Grid and set across two floors, this duplex apartment will appeal to buyers seeking a permanent or pied a terre.

Entered on the first floor, accommodation briefly comprises two double bedrooms, two bathrooms, separate kitchen and a spacious reception room leading onto a west facing private terrace.



#### **Tenure**

Leasehold – 148 years approximately remaining (Lease expires 24th March 2168)

# **Local Authority**

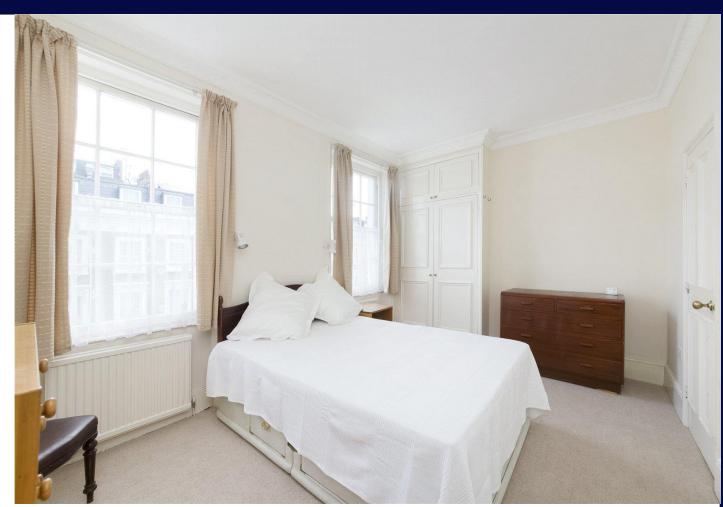
City Of Westminster – Band G

### Outgoings

Ground Rent – Peppercorn Service Charge

# Viewing

Strictly by appointment with Savills.







# **FLOORPLANS**

Gross internal area: 908 sq ft, 84.4 m<sup>2</sup>



Approximate Area = 84.4 sq m / 908 sq ft Including Limited Use Area (0.6 sq m / 6 sq ft) Balcony = 10.4 sq m / 112 sq ft For identification only. Not to scale.

© Fourwalls Group

First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 236553

Third Floor

Westminster & Pimlico Sales westminster@savills.com +44 (0) 203 430 6860

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190813EMML

Second Floor