



A VERY SPACIOUS TWO BEDROOM DUPLEX APARTMENT SITUATED IN PIMLICO.

CAMBRIDGE STREET
PIMLICO, SW1V

Guide Price £995,000, Leasehold



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PIMLICO, LONDON

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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.

- EPC Rating = C

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 m²

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

Westminster & Pimlico

Sales

westminster@savills.com

+44 (0) 203 430 6860

[savills.co.uk](https://www.savills.co.uk)

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