



## A discreet and desirable modern two bedroom apartment

**28 Guildhouse Street, Pimlico, London, SW1V**

£750,000 Leasehold (232 years remaining)



Two bedroom modern apartment • Discreet and quiet position • Concierge, Gym and parking • Ideal pied a terre or rental investment • Convenient and central location

#### Local Information

Guildhouse Street is located in Pimlico, close to Victoria and adjacent to Longmoore Street and Gillingham Street

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 highly desirable apartment within a modern building that is set located in a quiet and discreet position.

Essentially a second floor property, it is well proportioned with an excellent sense of natural light throughout. Recently redecorated the condition is good and so would allow for immediate occupation.

Accommodation briefly comprises a reception room, separate kitchen, two bedrooms, a bathroom, and an underground parking space. The building also provides a concierge/porter service and a private residents gym.

#### Tenure

Leasehold(232 years remaining)

#### Local Authority

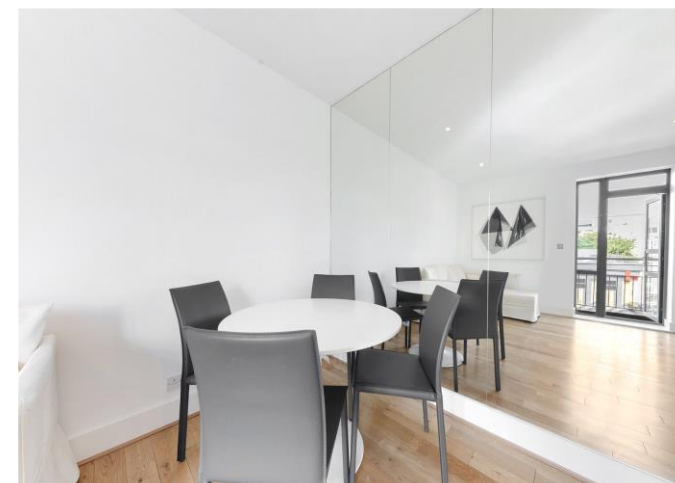
City Of Westminster

#### Energy Performance

EPC Rating = B

#### Viewing

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

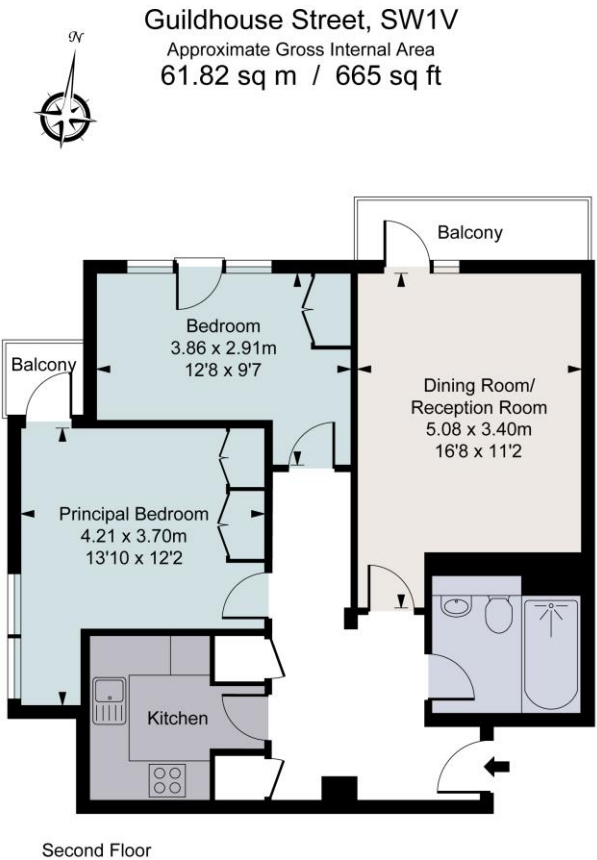





Pimlico Place, 28 Guildhouse Street, Pimlico, London, SW1V  
Gross Internal Area 665 sq ft, 61.8 m<sup>2</sup>

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All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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