



Well-proportioned duplex two bedroom apartment.

Pimlico Place, 28 Guildhouse Street, London, SW1V

Guide Price £900,000 Leasehold (233 years)



Two bedroom modern apartment • Concierge, gym and parking • Principal bedroom with En Suite bathroom • Ideal for owner occupier or investment opportunity • 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 very well proportioned duplex apartment set within this sought after modern building.

Accommodation of this property is split over two floors comprising of a reception room, separate kitchen and guest toilet on the second floor, and two bedrooms and two bathrooms on the first floor.

This apartment benefits from a long lease of over 223 years, a gym, concierge and off street parking space.

In our opinion this apartment would work perfectly for anyone looking for a regular or permanent home or a centrally located pied a terre or investment property

Tenure

Leasehold – 233 years remaining

Local Authority

City Of Westminster

Energy Performance

EPC Rating = C

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, London, SW1V

Gross Internal Area 1008 sq ft, 93.6 m²

Service Charge – To Be Confirmed

Ground Rent – To Be Confirmed

Sales

Westminster & Pimlico

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savills

savills.co.uk

Guildhouse Street, SW1V

Approximate Gross Internal Area
93.63 sq m / 1,008 sq ft

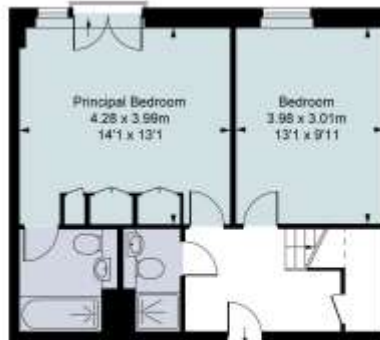
(Including restricted height
under 1.5m (□□□□□□□□))
(CH = Ceiling Heights)



Kitchen
2.47 x 2.47m
8'1" x 8'1"



Second Floor
Approximate Gross Internal Area
47.68 sq m / 513 sq ft



First Floor
Approximate Gross Internal Area
45.95 sq m / 495 sq ft

Please refer to the floor plans and elevation drawings for more information and areas not shown. All measurements are approximate and should not be relied upon as statements or representations of fact. The text, photographs 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. 20201211EMML

Energy Efficiency Rating		
	Current	Potential
100-90% A		
91-91% B		
81-81% C		
71-71% D	71	78
61-61% E		
51-51% F		
41-41% G		
Not energy efficient - Higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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