



Well-proportioned duplex two bedroom apartment.

Pimlico Place, 28 Guildhouse Street, London, SW1V

£850,000 Leasehold (232 years remaining)



Two bedroom modern apartment • gym and parking • 24 hour concierge • Two parking spaces • 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 landmarks 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.

Victoria Station approx. 0.3 miles
St James's Park Station approx. 0.6 miles
Pimlico Station approx. 0.5 miles
Westminster Station approx 1.1 miles

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(232 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.

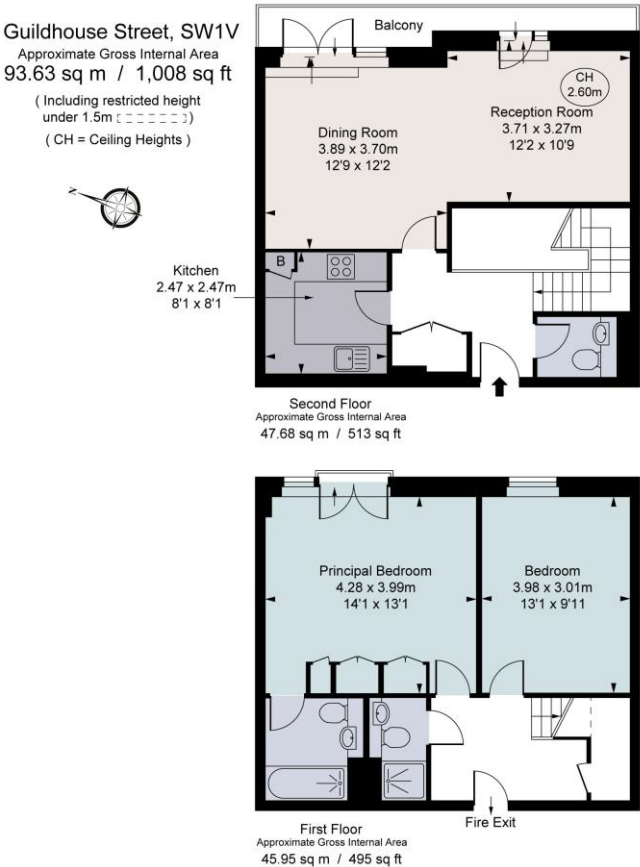




Pimlico Place, 28 Guildhouse Street, London, SW1V
Gross Internal Area 1008 sq ft, 93.6 m²
Service Charge to be confirmed
Ground Rent to be confirmed



Laura Wilcox-Chandley
Westminster & Pimlico
+44 (0) 203 430 6860
laura.wilcoxchandley@savills.com



This plan is not to scale. It is for guidance and not for valuation purposes.
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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England, Scotland & Wales		EU Directive 2002/91/EC

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