



# A contemporary two bedroom duplex apartment near Victoria Station.

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

£1,000,000 Leasehold (233 years remaining)



Spacious three bed apartment • Principal bedroom with En Suite bathroom • Perfect home, pied a terre or rental investment • Discreet and quiet position • Convenient for Victoria Station

### 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 contemporary apartment set within this popular and very desirable modern building.

Benefiting from a gym, concierge and off street parking space, this apartment would greatly appeal to anyone looking for a regular or permanent home or a pied a terre or investment property.

Presented in very good condition, the accommodation is split over two floors comprising a reception room, separate kitchen, three bedrooms and two bathrooms.

### 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.







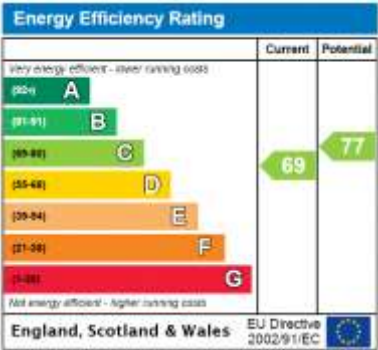
Pimlico Place, 28 Guildhouse Street, London, SW1V  
Gross Internal Area 1121 sq ft, 104.1 m<sup>2</sup>

Service Charge – To be Confirmed  
Ground Rent – To be Confirmed

Sales  
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The plan is not to scale. It is for guidance only and not for valuation purposes.  
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