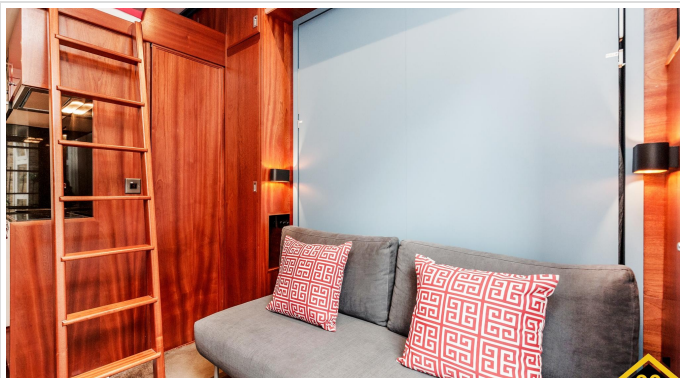


1 Bed Flat In Winchester Street , London, SW1V 4NU

£284,950





SHORT DESCRIPTION

Property Ref: 15854 Unique Pimlico Pied-à-Terre with Private Heated Balcony – Exceptional ROI – Ultra-Low Costs – EPC B £284,950 – Share of Freehold – Only £700 per year service charge (5% share of the building cost) A rare opportunity to acquire a London property with exceptionally strong returns and extremely low running costs. Designed by a yacht carpenter and featuring a private heated balcony, this micro-studio is the perfect blend of charm, efficiency and profitability. Key Financial Advantages (the strongest selling points): Exceptionally low service charge: approx. £700 per year Owner holds 5% of the entire building's cost (rare for this price bracket) Minimal maintenance, near-zero capex — everything is compact, solid and simple Demonstrably high ROI thanks to strong short-let and pied-à-terre demand One of the very few sub-£300k assets in Zone 1 with both EPC B and a balcony Perfect low cost and high yield investment. Property Highlights: Private heated & lighted balcony – almost impossible to find at this price EPC B – extremely rare for compact units Share of Freehold Building fully refurbished in 2024 Interior crafted by a marine carpenter (premium woodwork, clever layout) Ideal as a London base, corporate bolt-hole or high-yield investment Layout: Optimised like a luxury cabin: built-in bed, extensive storage, compact modern kitchenette, contemporary shower room. The balcony significantly extends the usable space and lifestyle quality. Location: Winchester Street, SW1V 4NU – elegant and quiet residential street in Pimlico. Close to Victoria Station, Sloane Square, Chelsea and the Thames. Ideal Buyers: Investors looking for strong returns with minimal ongoing costs Frequent travellers seeking a secure, easy lock-up-and-leave base Young professionals or students wanting Zone 1 convenience Europeans wanting a charming London pied-à-terre Financial Summary Price: £284,950 ono Tenure: Share of Freehold Service charge: £700 per year Ownership: 5% share of the building Council tax: low (Band B) Demonstrable rental income on request Viewings: Available daily with short notice. Highlights - Share of Freehold - Council tax band:B - Fully renovated building (2024) - Balcony with heating and lighting - Low service charge (£700 per year) - Excellent rental yield (£2,250 short-let - £1,750 long-let) - Quiet, elegant Pimlico location - Heating Type: Electric Heating (A) - Chain Sale or Chain Free: Chain free - Possession of the property: Self-occupied

1

Bed Room(s)

1

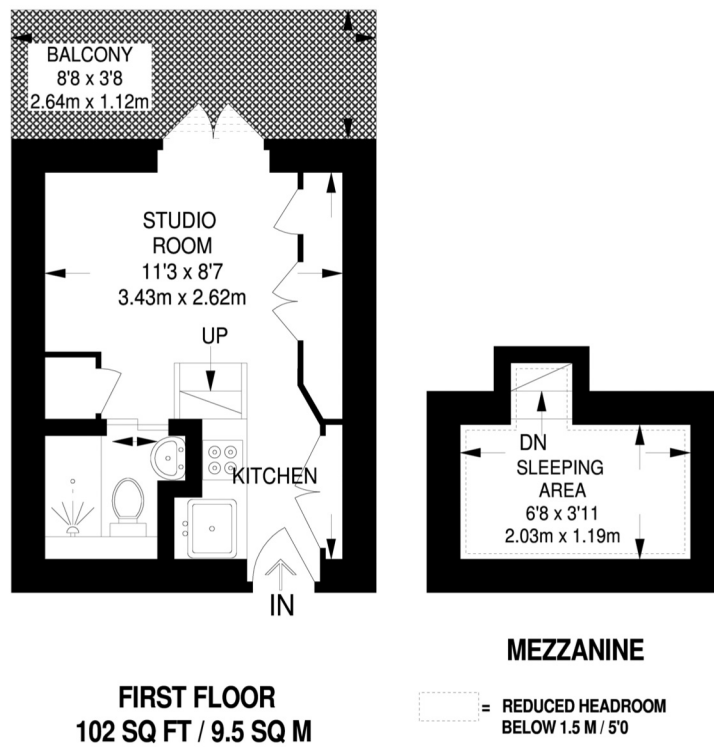
Bath Room(s)

0

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|------------------|-----------------|
| Property type | Mid-floor flat |
| Total floor area | 9 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

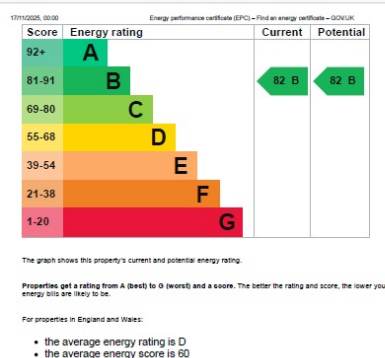
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/minimum-energy-efficiency-standard-for-letting-guidance) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000/minimum-energy-efficiency-standard-for-letting-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/6360-23044550-2695-4891>



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