

99Home Ltd.

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

£289,000











SHORT DESCRIPTION

Property Ref: 15854 Unique Boat-Inspired Studio with Balcony in Pimlico - Share of Freehold Address: Winchester Street, Pimlico SW1V Size: 8.5 sqm (approx. 91 sq ft) 3.20mx 2.80m Tenure: Share of Freehold EPC: E (will be updated to take into consideration the new heater and triple glazed windows) Low Service charge: approx. £700 per year (5% share in building) Rental yield: up to £2,250 per month short let or £1,750 per month long let (5.8% yield with low maintenance cost). This one-of-a-kind boat-inspired micro-studio, fully renovated in 2014 by a marine carpenter, transforms compact living into an art form. Every element has been designed with precision and efficiency — a true celebration of space and craftsmanship. Inside, you'll find: - Clei wall bed (145 cm wide) with 7-zone memory-foam mattress - Second bed on mezzanine (2.05 \times 1.20 m, memory-foam) — perfect for an additional guest or a separate sleeper - Equipped kitchen with full-size fridge, induction hobs and microwave-oven - Instant unlimited hot water - New energy-efficient heater controllable via phone app - Pleasant balcony with outdoor heating and lights - Triple-glazed windows, acoustic and fire insulation throughout (2023) The studio comfortably accommodates up to two guests — ideal as a pied-à-terre or a profitable rental investment. The building was entirely renovated in 2024, with over £120,000 spent on structure and common areas, and is well-managed by Fry & Co with very low annual charges (£700). This property has been successfully short-let for nearly a decade, collecting 500+ outstanding guest reviews and delivering an excellent yield: £2,250 per month in short-let or £1,750 per month in long-let configuration. Located moments from Victoria Station, Sloane Square, and the Thames, this compact gem combines craftsmanship, comfort, and central London convenience in one smart package. Highlights - Share of Freehold - Fully renovated building (2024) - Balcony with heating & lighting - Low service charge (£700 per year) - Excellent rental yield (£2,250 short-let - £1,750 long-let) - Quiet, elegant Pimlico location Property Type: Flat Full selling price: £289000.00 Pricing Options: Fixed Price Tenure: Share of Freehold Council tax band: B EPC rating: E Measurement:107.639 sq.ft. Outside Space: Balcony Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ------

(1)

Bed Room(s)

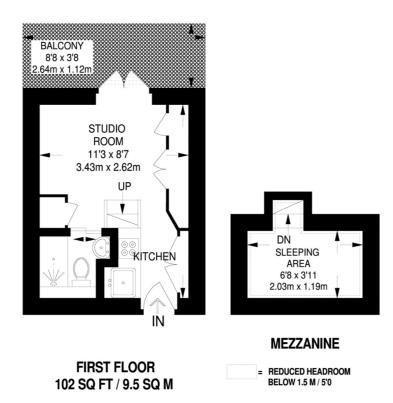
1
Bath Room(s)

Living Room(s)

FLOOR PLAN

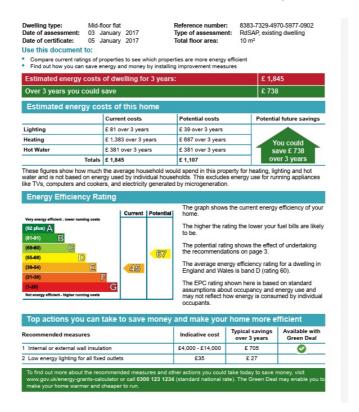
Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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