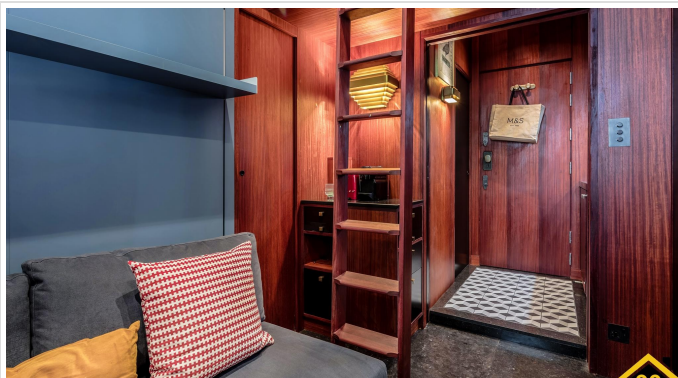


1 Bed Terraced In Alderney Street , London, SW1V 4HF

£294,900





SHORT DESCRIPTION

Property Ref: 15968 Exceptionally Renovated Studio in a Quiet Period Conversion (Ideal for a cash buyer – rarely available at this standard) Alderney Street, Pimlico – SW1V Tucked away at mezzanine level at the rear of an elegant terraced house, this beautifully redesigned studio offers a remarkably peaceful living space right in the heart of Pimlico. The flat forms part of a well-managed residential conversion of only five units and comes with an outstanding around 980-year lease. Fully refurbished from the ground up in 2020, the property underwent a level of structural and aesthetic work that is almost unheard of in London for a studio of this size. A floating concrete sub-floor was installed — providing exceptional stability, insulation (thermal, moisture and sound), and perfectly level walls throughout. The flat features underfloor heating, insulated layered walls, and a reinforced, sound-proof entrance door. The interior was crafted with meticulous attention to detail, with bespoke carpentry by an English cabinet-maker to maximise every centimetre of space. The main room includes extensive built-in storage (wardrobe, large drawers, multiple cupboards), a fold-out dining table, integrated reading lights, USB and EU sockets, and a CLEI Italian wall-bed with a premium 160 cm memory-foam mattress (European king size). The kitchen is fully equipped with: • fridge and icebox • 4-zone induction hob • extractor fan • microwave oven • black granite worktop and backsplash • double pull-out bin • washer-dryer The shower room is finished to a high standard with a stone marble floor, and the flat also features a discreet built-in washbasin with mirrored cabinet, power socket and extra storage. A second compact shower can accommodate an additional guest if needed. A double-glazed tilt-and-turn window brings natural light and excellent ventilation. The property benefits from an EPC rating of C. The building itself has been improved significantly in recent years, with new gutters, new drainage systems, refurbished common areas, and a recently renewed façade. The flat contributes only 5 per cent towards building maintenance, and monthly outgoings are currently £60, including a sinking-fund contribution set up for long-term works. With no neighbours on either side and a terrace above, the studio is exceptionally quiet at all times, a rare sense of privacy and calm in central London. The property has operated for the past five years as a highly successful short-stay rental, consistently fully booked since its 2020 refurbishment and accumulating hundreds of 5-star guest reviews. Demand for this unit has been exceptionally strong, with virtually no vacancy at any point. It is now getting its Licensing to be let in Pimlico, as required by the council since November 2025. Given its asking price of £294,900 and proven rental income of £1,750 per month, this property offers an unusually strong yield for the Pimlico area. With minimal maintenance costs and a five-year record of uninterrupted occupancy, it stands out as a highly reliable investment. Note: Due to its compact size, the property is best suited to a cash buyer. Property Type: Terraced Full selling price: £294,900.00 Pricing Options: Fixed Price Tenure: Share of Freehold Council tax band: B EPC rating: C Measurement: 129.167 sq.ft. Parking: Residents Heating Type: Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

1

Bed Room(s)

1

Bath Room(s)

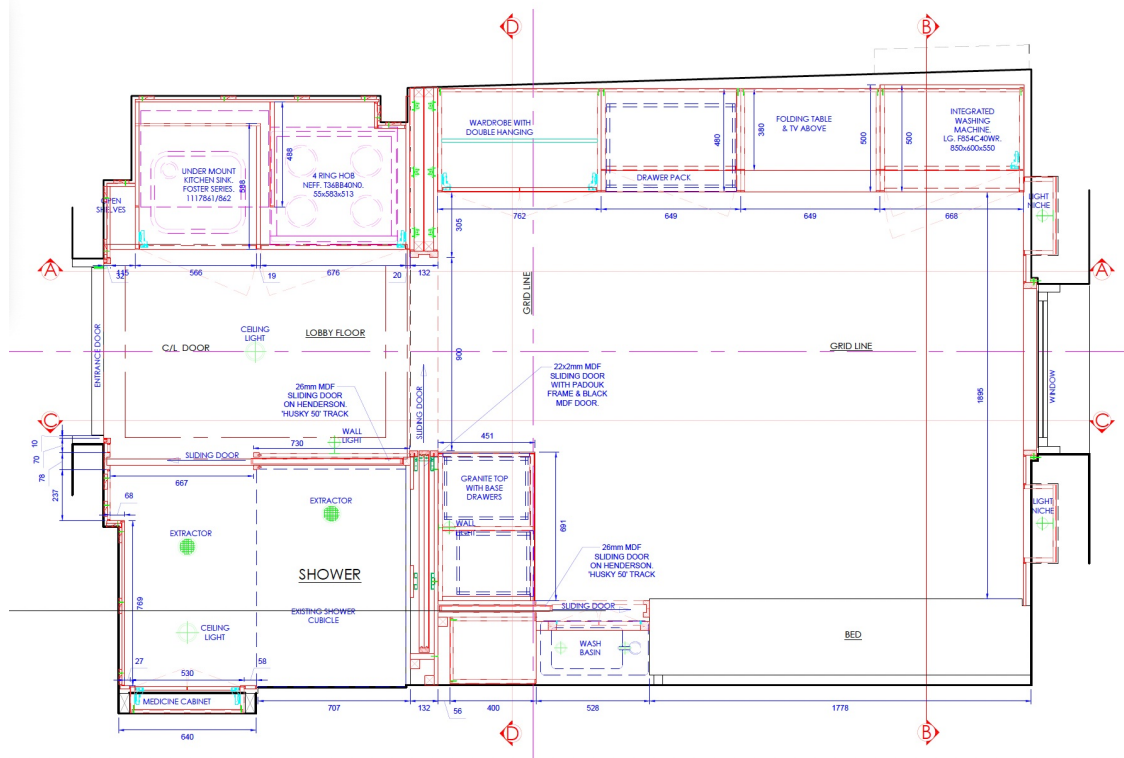
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Living Room(s)

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	12 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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