

3 Bed Flat In Winchester Street , London, SW1V 4ND

£925,000





SHORT DESCRIPTION

Property Ref: 16853 Leasehold Finished to an exceptional new-build specification Underfloor Heating throughout Commercial-grade fire alarm system Timber double-glazed windows Separate utility room with extensive storage Private street entrance Situated on one of Pimlico's most sought-after grid streets, moments from the River Thames, this beautifully refurbished and extended two-bedroom home offers a rare combination of tranquillity and convenience. The street benefits from minimal through traffic while being within easy reach of the cafés, restaurants and boutiques of Pimlico Road, King's Road, Lupus Street, Elizabeth Street in Belgravia, Moreton Triangle, Wilton Road, Nova Victoria, Millbank, Tate Britain and Battersea Power Station's Circus West Village. Transport connections are excellent, with Pimlico tube station (Victoria line) at the end of the street and London Victoria station approximately a 10-minute walk away, providing Circle, District and Victoria line services, National Rail connections and the Gatwick Express. Sloane Square tube station is also within a short walk, giving easy access to the renowned shopping and dining destinations of Chelsea, SW3. Recently extended and refurbished to an exacting new-build standard, the property features an Air Source Heat Pump, Mechanical Ventilation with Heat Recovery (MVHR), and underfloor heating throughout. The accommodation is bright and free-flowing, enhanced by an impressive glass-box rear extension and extensive natural light. Accessed via its own private street entrance, the property opens into a welcoming hallway leading to a versatile vaulted room, ideal as a study, guest room or occasional bedroom. Further along is a spacious principal bedroom with a contemporary limestone ensuite and glazed door, alongside a luxurious main bathroom featuring a jacuzzi bath. A further bedroom with skylight sits adjacent to the open-plan kitchen and striking glass-roofed reception area, creating an exceptional entertaining and living space. A generous separate utility room provides a Belfast sink, washer, dryer, fridge freezer, heating system and extensive additional storage. To the rear, a charming walled garden with stone paving and integrated lighting completes this distinctive home. Property Type: Flat Full selling price: £925000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 108 Yearly Ground Rent Cost: £500.00 Yearly Management Cost: £500.00 Council tax band: E EPC rating: C Measurement:946 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: On street Heating Type: Underfloor Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted(The property will be available in vacant possession) -----

3

Bed Room(s)

2

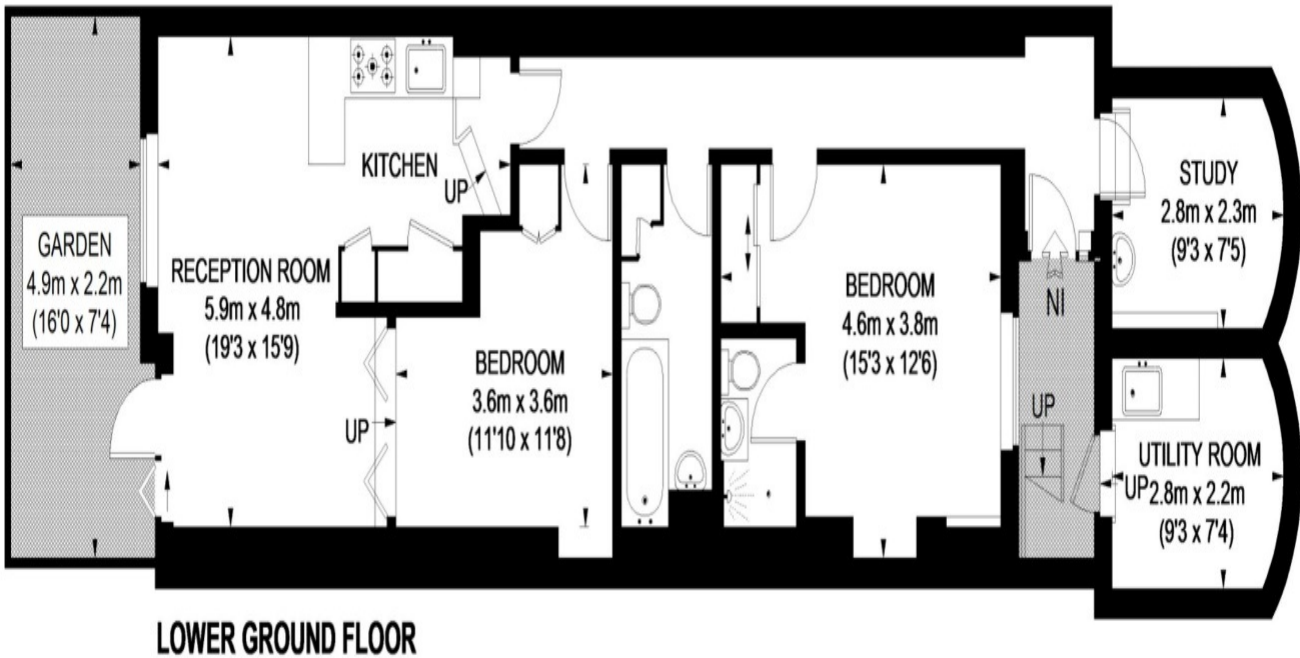
Bath Room(s)

1

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.



APPROXIMATE GROSS INTERNAL AREA = 946 SQ. FT. (87.9 SQ. M.)

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	Basement flat
Total floor area	77 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](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 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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