



Warwick Way, SW1V | Asking Price £875,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Warwick Way, Pimlico, London

A beautifully proportioned two bedroom apartment with a private balcony, set on the first floor of an attractive period building on Warwick Way.

Extending to approximately 690 sq ft, the flat offers a wonderful sense of volume, with particularly impressive ceiling heights and tall sash windows in the reception room allowing for excellent natural light. The accommodation is well arranged throughout, combining period character with a practical modern layout.

There are two generous double bedrooms, both benefiting from en suite bathrooms, making the flat particularly well suited to buyers seeking a principal London home, pied à terre or long term investment. The kitchen is neatly fitted with integrated appliances, while useful storage is provided throughout the apartment.

A private balcony further enhances the property, providing an appealing outdoor space in a highly convenient central London location.

The building is understood to date from circa 1845, placing it within the formative years of Pimlico's mid nineteenth century development. The surrounding area was shaped by Thomas Cubitt's celebrated network of stucco terraces and garden squares, much of which continues to define Pimlico's architectural character today.

Warwick Way is ideally positioned for the many shops, cafés and restaurants of Pimlico, Victoria and Belgravia, with Sloane Square and Chelsea also within easy reach. Excellent transport connections are available from Victoria Station and Pimlico Underground Station, providing convenient access across London and beyond.

Tenure: Share of Freehold - 990 years remaining  
Service Charge: £2,600pa  
Annual Ground Rent: Nil  
Council Tax Band: F





# Warwick Way, Pimlico, London

## Asking Price:

£875,000 subject to contract.

## Tenure:

Leasehold - Share of Freehold

## Local Authority:

City of Westminster

## Council Tax Band:

F

## Approximate Gross Internal Area:

690.00 sq ft

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Warwick Way

Approximate Gross Internal Area = 687 sq ft / 63.8 sq m

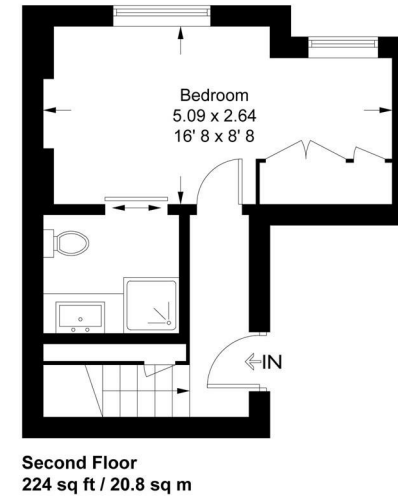
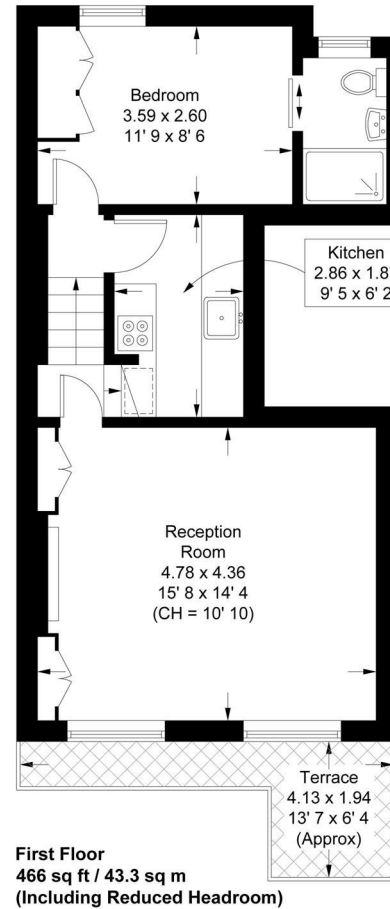
(Excluding Reduced Headroom)

Reduced Headroom = 3 sq ft / 0.3 sq m

Total = 690 sq ft / 64.1 sq m



= Reduced headroom below 1.5m / 5'0"



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

020 7222 5510

info@tuckermanresidential.co.uk

52 Moreton Street, London, SW1V 2PB

www.tuckermanresidential.co.uk