

£375,000



## FLAT 23, PROBYN HOUSE, PAGE STREET, SW1P 4BG

A very well presented studio apartment located on the raised ground floor of this elegant Victorian mansion block.

Overlooking the peaceful gardens, the property extends 337 sq ft and comprises entrance hall leading to; a bright and spacious studio/living room with feature fire place, separate fitted kitchen, and a bathroom suite. The apartment boasts plenty of natural light and benefits from a number of storage cupboards throughout. Block benefits include secure gated entry and entry phone system.

Probyn House is located on the popular Page Street close to the shops, cafes and restaurants of Marsham Street, Regency Street and Horseferry Road, as well as the excellent transport links of Victoria and Pimlico.



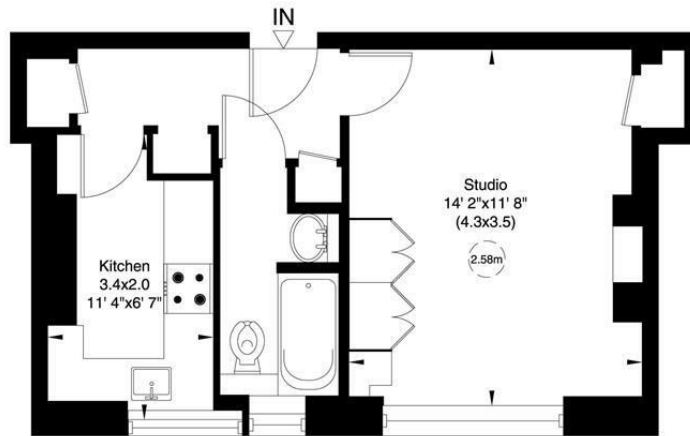
**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

## Probyn House, Page Street, SW1

Approximate Gross Internal Area

31 sq m/ 337 sq ft

Not to Scale, for identification only



Raised Ground Floor

For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



## KEY POINTS

Service Charge **£846.25**

Ground Rent **N/A**

Lease Length **175 years remaining**

## Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.