



WARWICK WAY, PIMLICO, SW1V
£595,995

Carter Jonas

WARWICK WAY, PIMLICO, SW1V

A spacious two bedroom lower ground floor period conversion that would make a super & convenient central London base in the heart of Pimlico. The current owner has kept the decor neutral so it offers a blank canvas with flexible accommodation for someone seeking a pied-a-terre for themselves or excellent rental investment. EPC rating: D

This 19th century residential building is situated on the western end of Warwick Way, a short walk away from the extensive local amenities of Pimlico as well as easy access to Belgravia and Victoria.

Reception, kitchen, 2 bedrooms, bathroom, shower room.

Leasehold: c.139 years remaining
Service charge: Estimated c.£1695 six monthly for the year ending 24th March 2025. Current service charge tbc.
Ground rent: Peppercorn

Westminster City Council - Council tax band: E

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> for the most up-to-date details.

For eligibility for resident parking permits, please refer to the Westminster council website <https://www.westminster.gov.uk/parking> for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

AMENITIES

- 2 Bedrooms
- Bathroom
- Shower room
- Reception
- Patio courtyard
- Closest train stations are Victoria and Pimlico

TENURE Leasehold

LOCAL AUTHORITY Westminster City Council

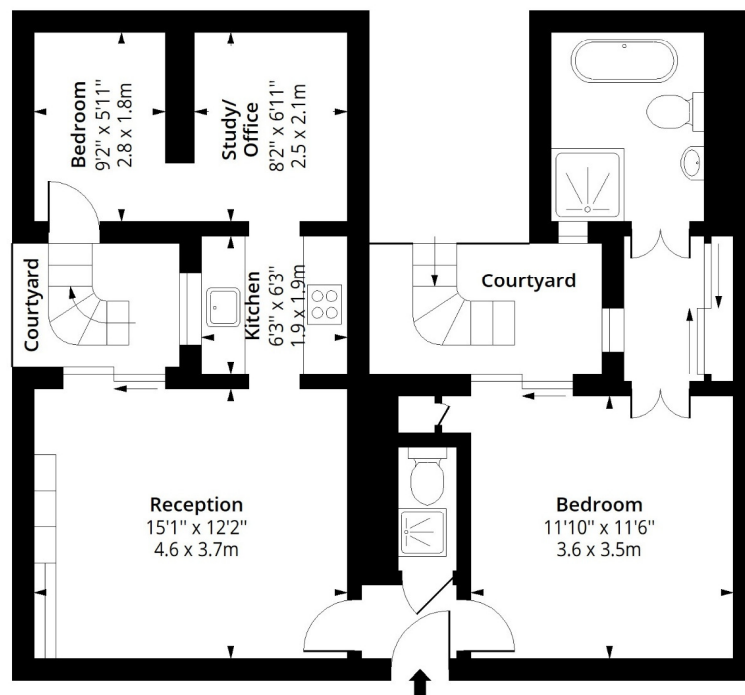
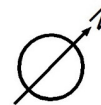
EPC BAND D





Warwick Way, SW1V

Approx. Gross Internal Area 643 Sq Ft - 59.73 Sq M
Approx. Gross Courtyard Area 104 Sq Ft - 9.66 Sq M



Lower Ground Floor

Floor Area 643 Sq Ft - 59.73 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/10/2024

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IMPORTANT INFORMATION

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Classification L2 - Business Data