



## REGENCY STREET, SW1P

£499,950

LEASEHOLD

### At a glance...

- Double Bedroom
- Large Reception
- Lift Access
- Secure Entry System
- No Onward Chain
- Council Tax Band: E

**Winkworth**

for every step...



| Energy Efficiency Rating                             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(92+) |                         |           |
| A  |                         |           |
| (81-91)  |                         |           |
| B  | 83                      | 83        |
| (69-80)  |                         |           |
| C  |                         |           |
| (55-68)  |                         |           |
| D  |                         |           |
| (39-54)  |                         |           |
| E  |                         |           |
| (21-38)  |                         |           |
| F  |                         |           |
| (1-20)   |                         |           |
| G  |                         |           |
| Not energy efficient - higher running costs          |                         |           |
| England, Scotland & Wales                            | EU Directive 2002/91/EC |           |

## REGENCY STREET, SW1P

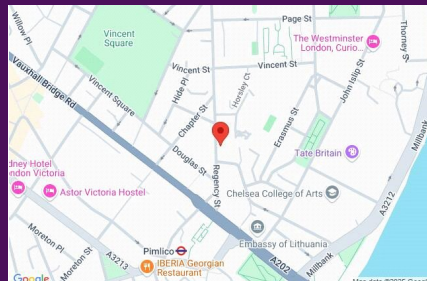
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Accommodation comprises a spacious reception with room to dine and entertain, a modern kitchen, generous double bedroom with built-in storage and a smart family bathroom.

Peel House is located on Regency Street and perfectly positioned for the local amenities on Marsham Street, Horseferry Road, and Vauxhall Bridge Road. Elizabeth Street Victoria Street, with their plethora of retail outlets and a theatre, are also close by.

The property is well positioned for transport links and within easy walking distance of Pimlico Underground Station, Victoria's mainline, bus and underground as well as nearby St James's Park tube.

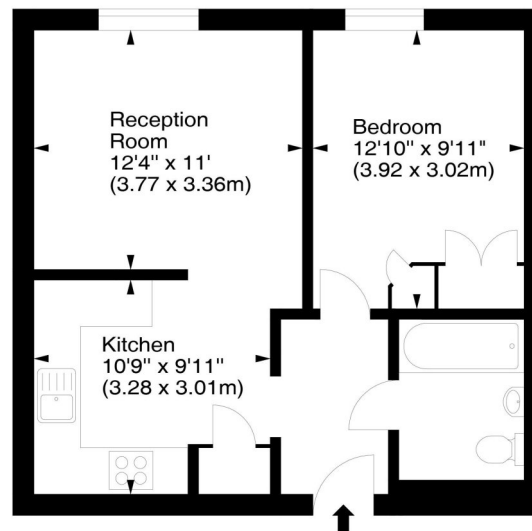


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## Peel House, SW1



Approx. Gross Internal Area  
479 Sq Ft - 44.50 Sq M



Fourth Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Pimlico & Westminster

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

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