



## WARWICK WAY, UK, SW1V

£700,000

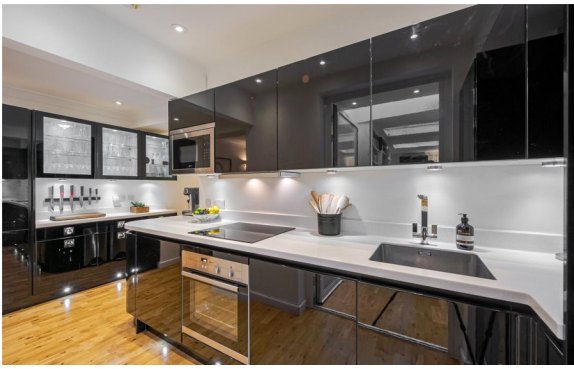
LEASEHOLD

### At a glance...

- Large double bedroom
- 2nd bedroom/dining area/study space
- Modern tiled bathroom
- High spec kitchen
- Dining area/study space

**Winkworth**

for every step...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

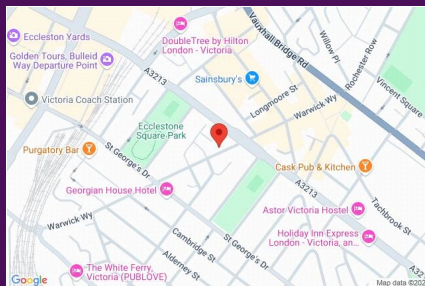
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A large and bright garden flat conveniently located in the heart of Pimlico on Warwick Way, SW1V. As you enter through your own front door, the accommodation offers a good sized double bedroom with inbuilt storage, plenty of floor space and a fireplace. A spacious, tiled bathroom with separate shower and rolltop bath. To the rear of the property is stylish and well equipped kitchen with all white goods - including dishwasher, plenty of work top space and ample storage. Leading on from the kitchen is a and bright living area to the right and to the left a 2nd bedroom/dining area/study with bespoke shelving, an air conditioning unit and electro-magnetic doors that lead onto the private, patio garden with a BBQ area.

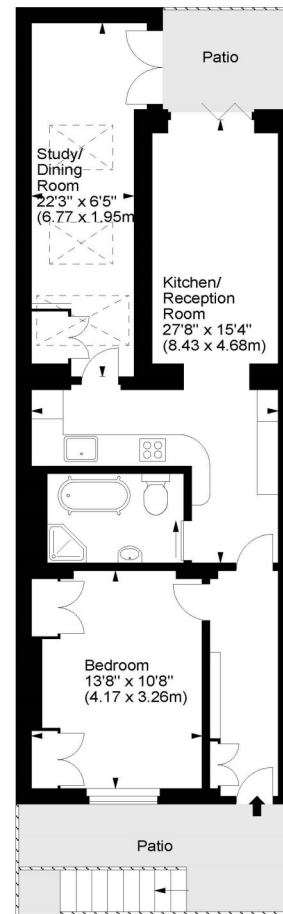
The flat further benefits from double glazed windows, sound proofing and spotlights throughout plus the front aspect of the building has been recently refurbished.



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### Warwick Way, SW1

Approx. Gross Internal Area  
702 Sq Ft - 65.22 Sq M



Lower Ground Floor

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