



WARWICK WAY, PIMLICO, SW1V
Offers in excess of £620,000

Carter Jonas

WARWICK WAY, PIMLICO, SW1V

Brand new to the market and available to view now. A two bedroom, two bathroom lower ground floor flat that would make a super central London base in the heart of Pimlico. EPC rating: D

This residential period conversion 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

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

TENURE Leasehold

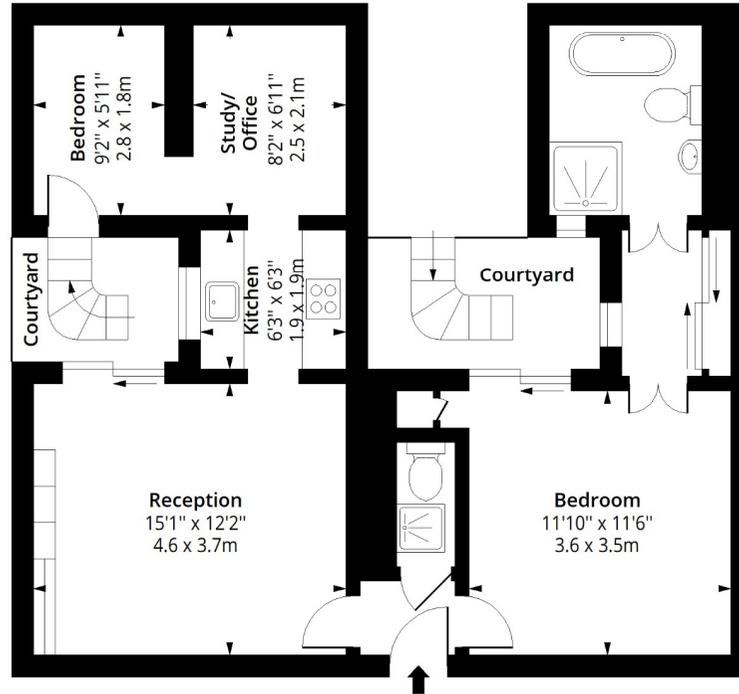
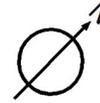
LOCAL AUTHORITY Westminster City Council

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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