



{ ALDERNEY STREET, LONDON, SW1V

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Alderney Street, London, SW1V

Asking Price £525,000
Share of Freehold

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

Reception Room, Kitchen, Bedroom, Bathroom, Patio Garden, Communal Storage Vault, Share of Freehold, Pimlico Grid.

Hamptons

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A delightful one bedroom garden apartment on one of the most sought after streets in Pimlico.

The Property

This is a super one bedroom garden flat with excellent proportions in the undisputed heart of the much coveted "Pimlico Grid" in an elegant classic stucco fronted period building. There is a reception room facing the front of the building with high ceilings, a semi open plan kitchen, bathroom off the hallway and double bedroom at the rear leading to an attractive patio garden.

Location

Alderney Street is located in the heart of the area known as the "Pimlico Grid", convenient for the many local amenities, transport links at Pimlico and Victoria stations (Gatwick Express, British Rail, District, Circle and Victoria lines) as well as being within striking distance of Sloane Square for all the lifestyle and shopping amenities on offer there. Pimlico Road with its many fashionable pubs, restaurants and boutiques is only a short walk away.

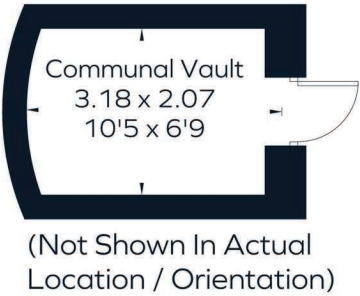
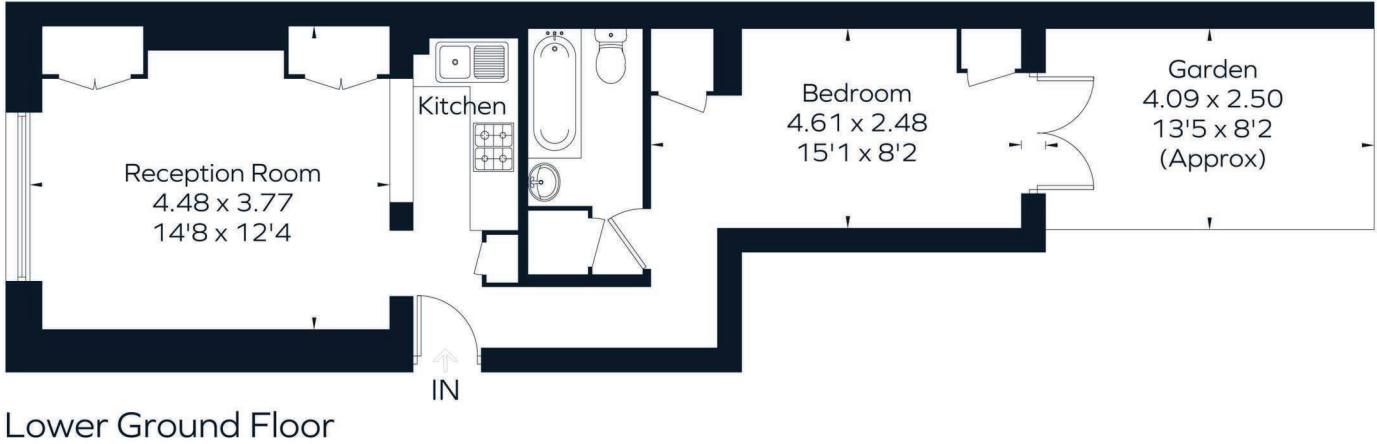
Additional Information

Share of Freehold. Service Charge Approx £720 per annum.



{ A CHARMING GARDEN APARTMENT IN THE HEART OF THE "PIMLICO GRID"

Approximate Area = 42.4 sq m / 456 sq ft
Communal Vault = 6.3 sq m / 68 sq ft
Total = 48.7 sq m / 524 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 803547

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

