



Mariana
Real Estate

23 Upper Tachbrook Street
London, SW1V 1SN
£575,000

Situated within a modern and contemporary boutique development of just 17 apartments, and located within the heart of Victoria, one of London's prime addresses undergoing huge redevelopment. The 'SW1' postcode is one of London's most sought-after locations. This 'super-prime' power postcode is shared with only the most exclusive areas of London which include Belgravia, St James', Westminster, and Knightsbridge.

This fabulous 3rd floor apartment benefits from a spacious entrance which leads onto the bright and spacious reception room with open plan kitchen and double aspect balcony, overlooking Upper Tachbrook Street.

The Bedroom is airy and bright also overlooks Upper Tachbrook Street, and a contemporary Bathroom that has undergone full refurbishment, benefiting from a walk-in double shower cubicle.

Upper Tachbrook Street allows for easy access to the vast array of shops, cafes, and restaurants of Belgravia, Pimlico, and Victoria. The nearest public transport can be found at Pimlico (Victoria line) and Victoria (Victoria, District and Circle lines, mainline station and Gatwick Express).

The lease has just been extended to 188 years.

Annual service charges £3,415.00 (includes heating & hot water).



Open plan Kitchen/Reception room

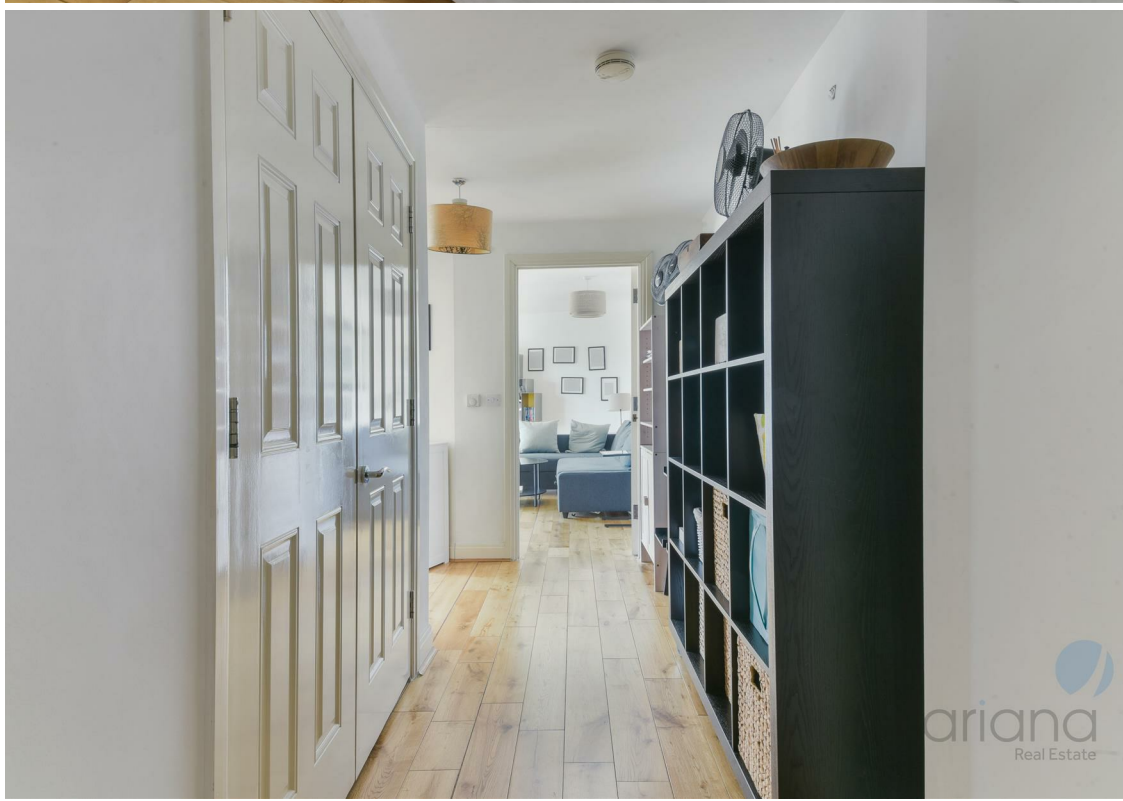
19'0" x 14'9" (5.80 x 4.50)



Bedroom

12'4" x 11'10" (3.76 x 3.62)

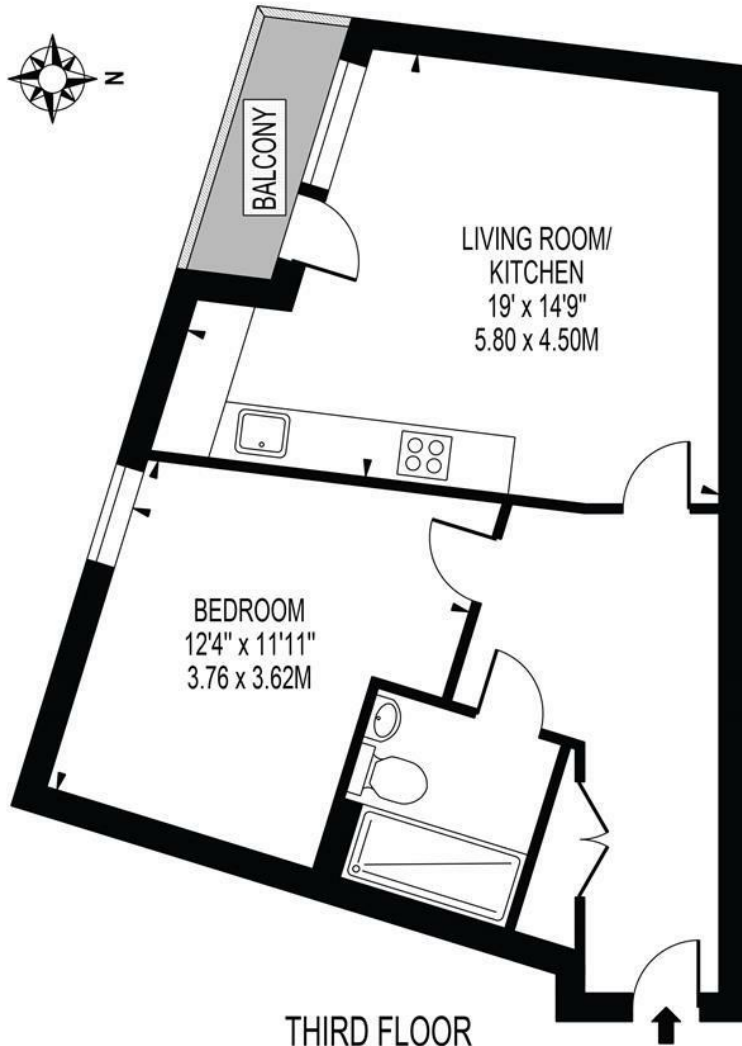






UPPER TACHBROOK STREET

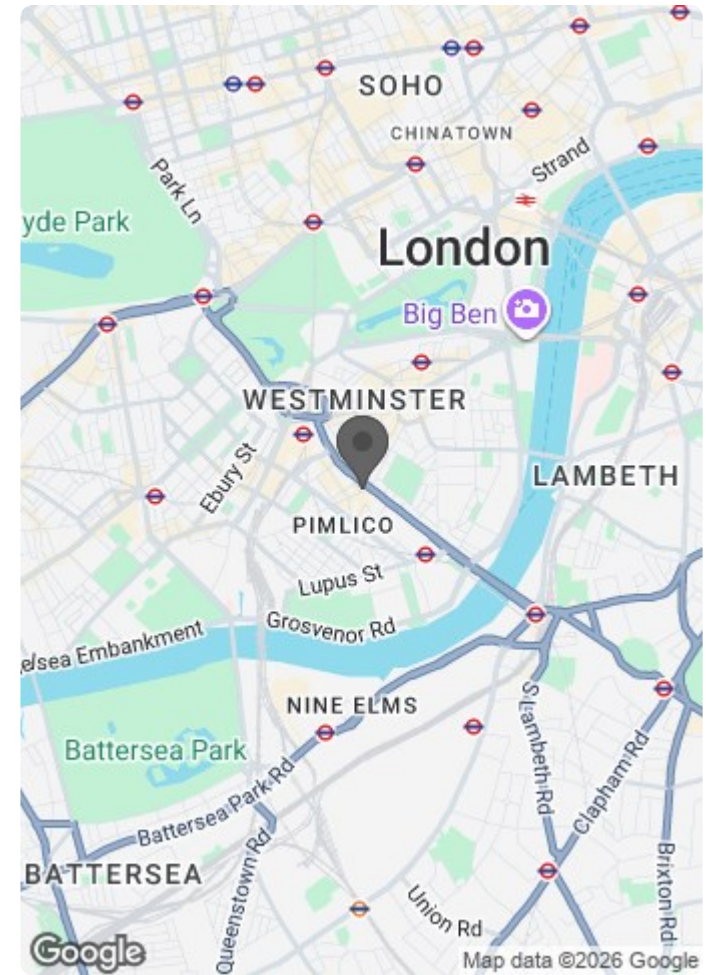
APPROXIMATE GROSS INTERNAL FLOOR AREA: 529 SQ FT - 49.17 SQ M



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		