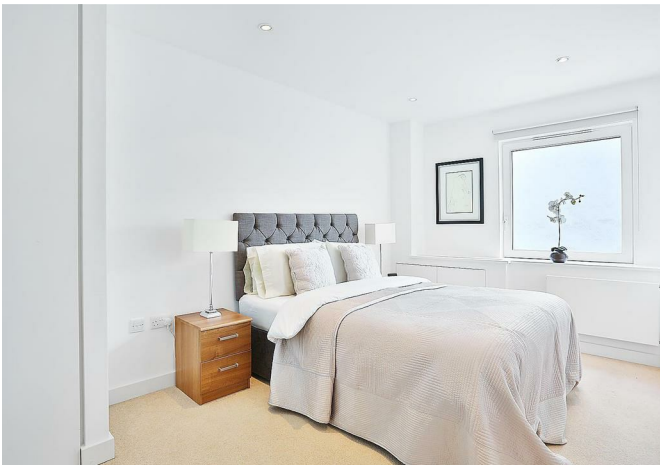




## £4,600 PER MONTH

A modern three-bedroom, two-bathroom apartment, located in the heart of Pimlico. The property provides an open plan reception and dining area, fully fitted kitchen, private balcony overlooking the communal gardens, three double bedrooms, and two bathrooms (one en-suite). The apartment benefits from air conditioning and heating systems and is stylish furnishings throughout.

20 Gillingham Street is a sought-after modern development designed for city living, with a day porter, 24-hour security team, lifts, CCTV and communal gardens. Residents also benefit from good transport links of Victoria Station located within a few minutes walk. Nova Victoria is moments away, providing a large range of shops and eateries and there are many gyms, bars and restaurants in the area.



**FIFTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 879 SQ FT**

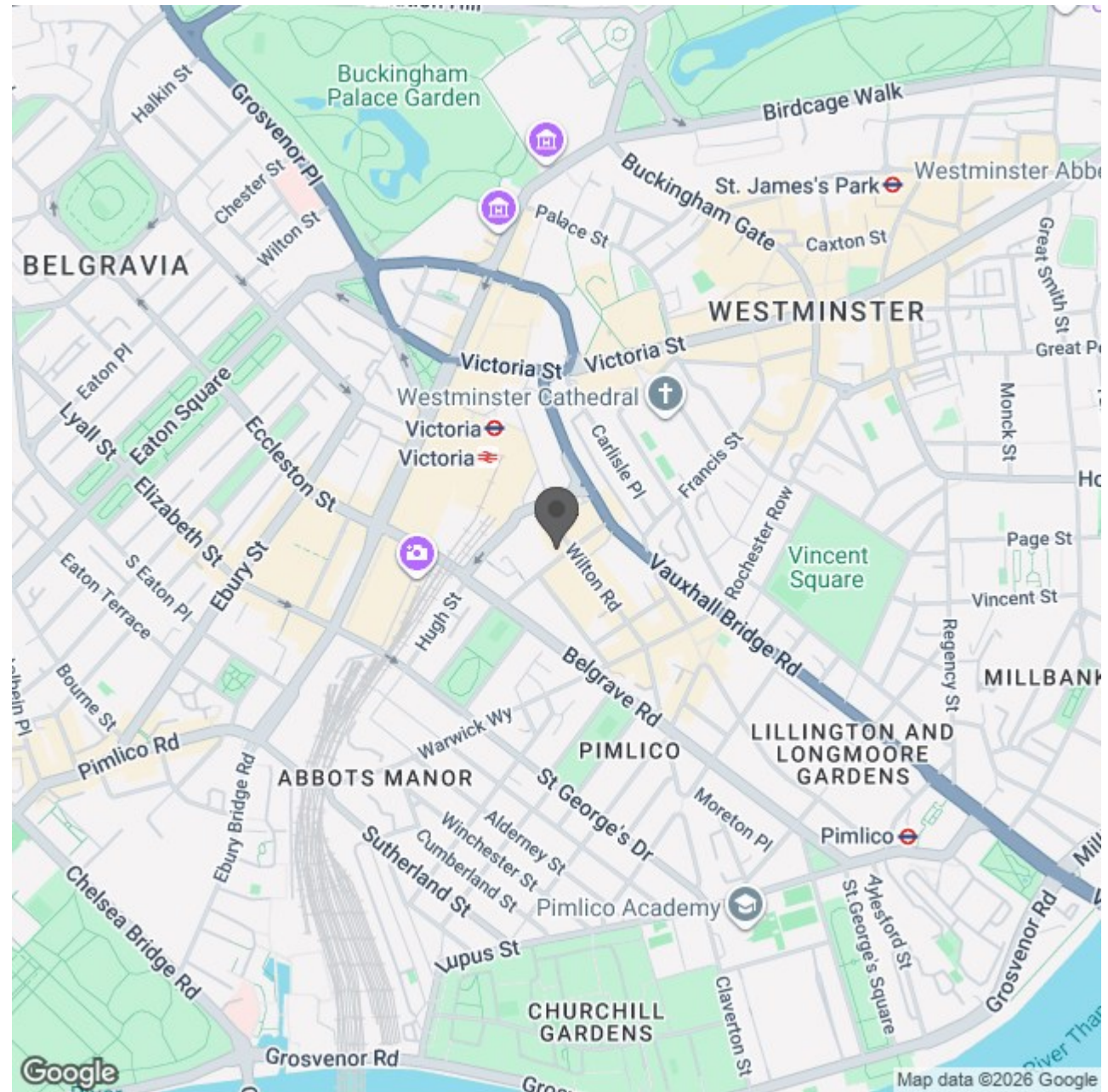
**APPROX. GROSS INTERNAL FLOOR AREA 879 SQ FT / 82 SQ M**

- Three Double Bedrooms
- Private Balcony
- Air Conditioning & Heating System
- Day Concierge (Monday - Friday)
- Fifth Floor (With Two Lifts)
- Two Bathrooms (One En-suite)
- Open Plan & Fully Fitted Kitchen
- Fully Furnished
- Communal Gardens
- Moments From Victoria Station



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	
		80	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		84	84



**Red.**