

# GILLINGHAM STREET, SW1

Red.

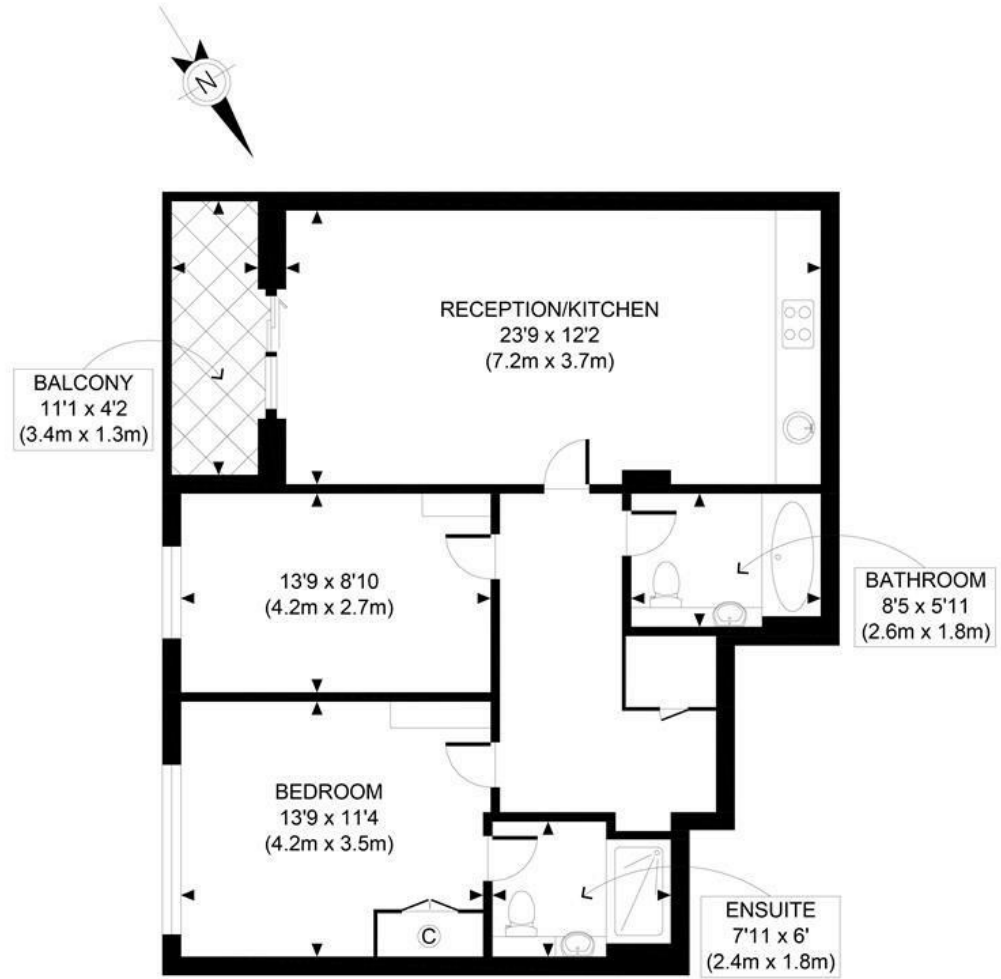


**£925,000**

This is a great opportunity to purchase a well-proportioned two-bedroom apartment in a secure modern development with off-street parking, ideal for those looking for convenience in a central London location.

The flat has an open-plan living area with access to a private balcony, making it a comfortable space to relax or entertain. The main bedroom has built-in wardrobes and a generous en suite shower room. The second bedroom is a good-sized double with space for storage, and there is a separate family bathroom with a shower over the bath and useful built-in storage.

Wilton Plaza, 20 Gillingham Street, is a well-maintained development with a day porter, two lifts, communal gardens and CCTV. It is just a few minutes' walk from Victoria Station with excellent transport links. You are also close to Nova Victoria and a wide choice of local cafés, restaurants, gyms and shops.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 803 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT / 75 SQM

Ref: RED PROPERTY

Copyright **photo**plan

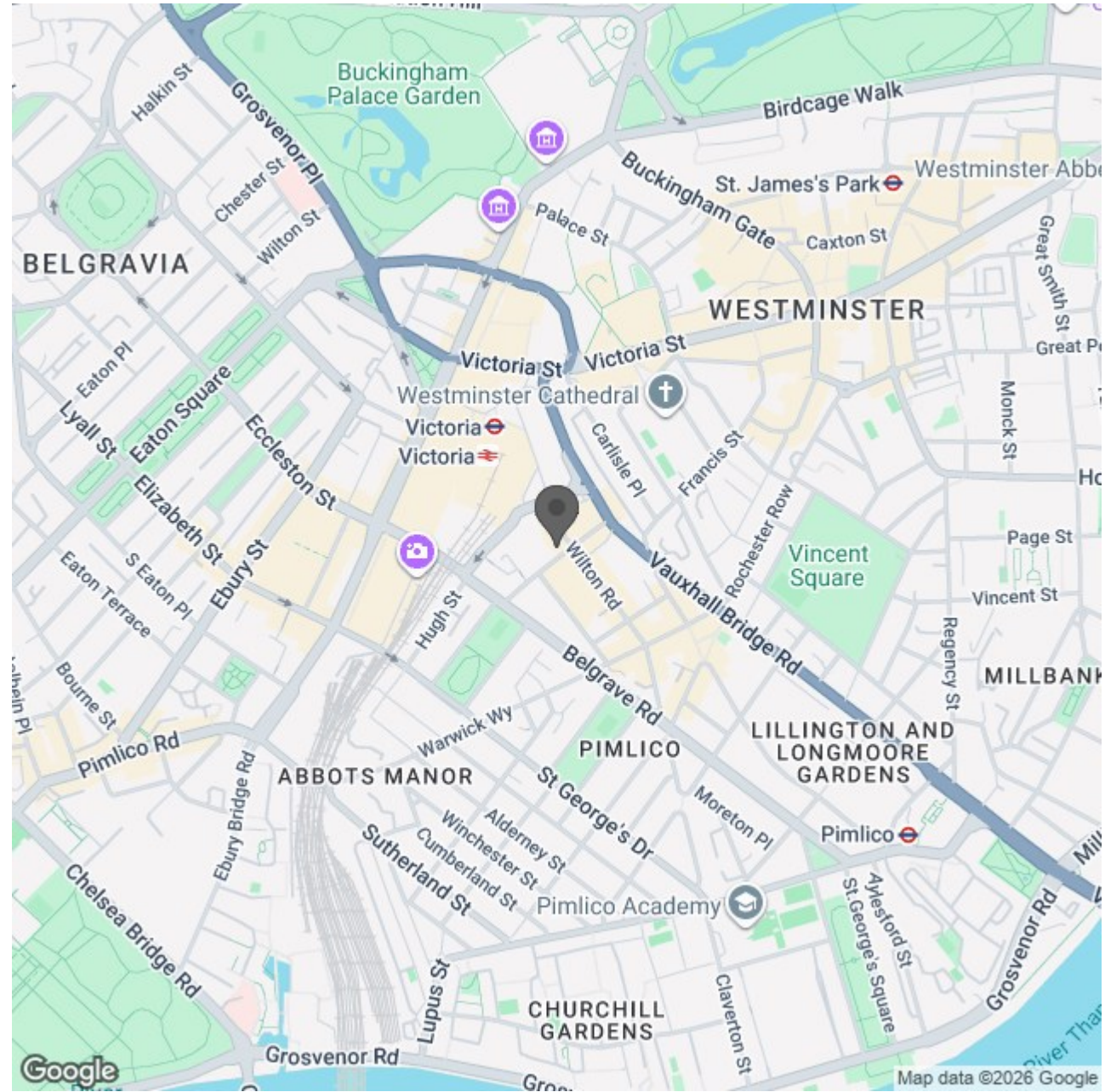
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Chain-free
- Open-Plan Living Area
- Day Porter
- Parking Space
- Communal Garden
- Spacious Two-Bedroom Apartment
- Balcony
- CCTV
- AC/Comfort Cooling
- Short Walk to Victoria Station



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Red.**