

GILLINGHAM STREET, PIMLICO, SW1V

Red.

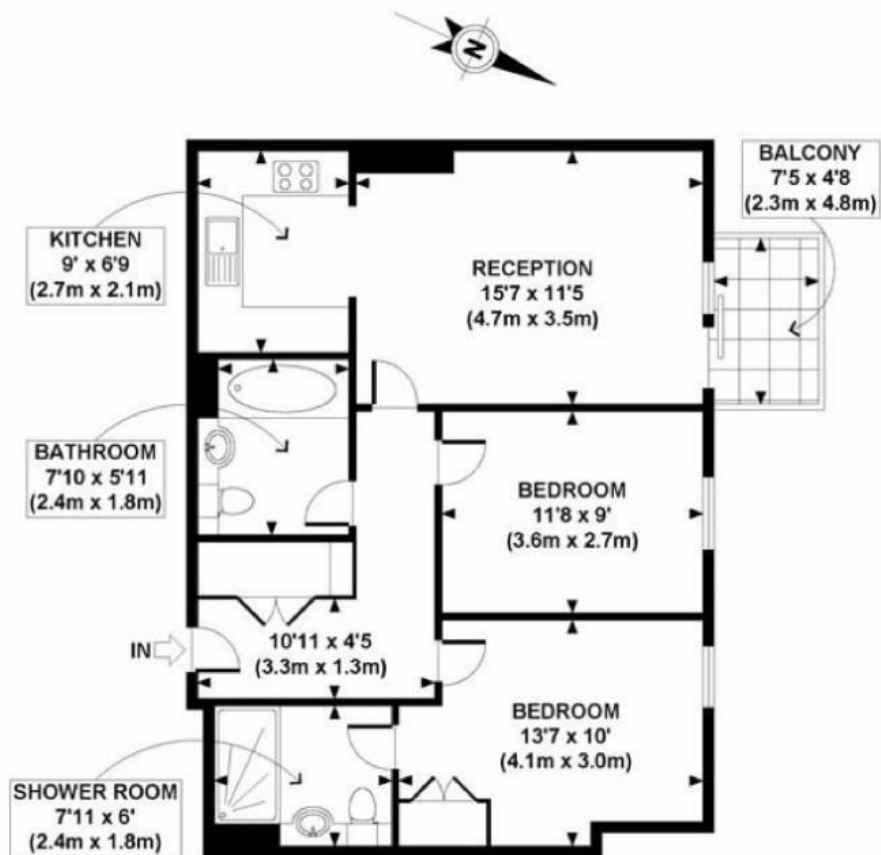
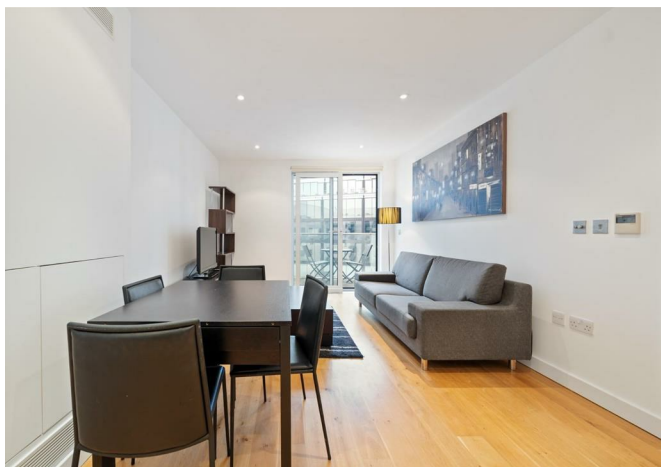


PRICE GUIDE £855,000

A modern two-bedroom, two-bathroom apartment on the sixth floor of a well-maintained development, complete with secure allocated parking and a private balcony overlooking the communal gardens.

The flat offers a bright open-plan living space, ideal for both relaxing and entertaining. The master bedroom includes built-in wardrobes and a stylish en-suite bathroom, while the second double bedroom is served by a separate family bathroom. The property also benefits from a comfort cooling and heating system throughout.

20 Gillingham Street is part of a sought-after modern development designed for convenient city living, with a day porter, 24-hour security, lifts, CCTV and landscaped communal gardens. Victoria Station is just a few minutes' walk away, offering excellent transport links. Nova Victoria is also close by, providing a wide range of shops, cafés and restaurants, along with gyms and other local amenities.



GROSS INTERNAL
FLOOR AREA 692 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 692 SQ FT / 64 SQ M

- Chain-free
 - Open-Plan Living Area
 - Private Balcony
 - Secure Allocated Parking
 - Day Porter (Weekdays)
- Two Double-Bedrooms, One with En-Suite
 - Fully-Fitted Kitchen
 - Built-in Storage
 - Comfort Cooling & Heating
 - Moments From Victoria Station



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 87 | 88 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (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 | |

