



Warwick Way, SW1V

£1,200,000 Leasehold

764 sq ft (71 m²) • Two double bedrooms • Bathroom • Reception room • Kitchen • Furnished • EPC : C



Douglas
& Gordon



A spacious two double bedroom flat over the top two floors of this period building. The flat has a modern open plan kitchen/ reception room with doors leading onto a private balcony. Located on Warwick, the flat is within easy walking distance of Victoria Station and all the amenities found on Wilton Road and Victoria Street.

Two double bedrooms

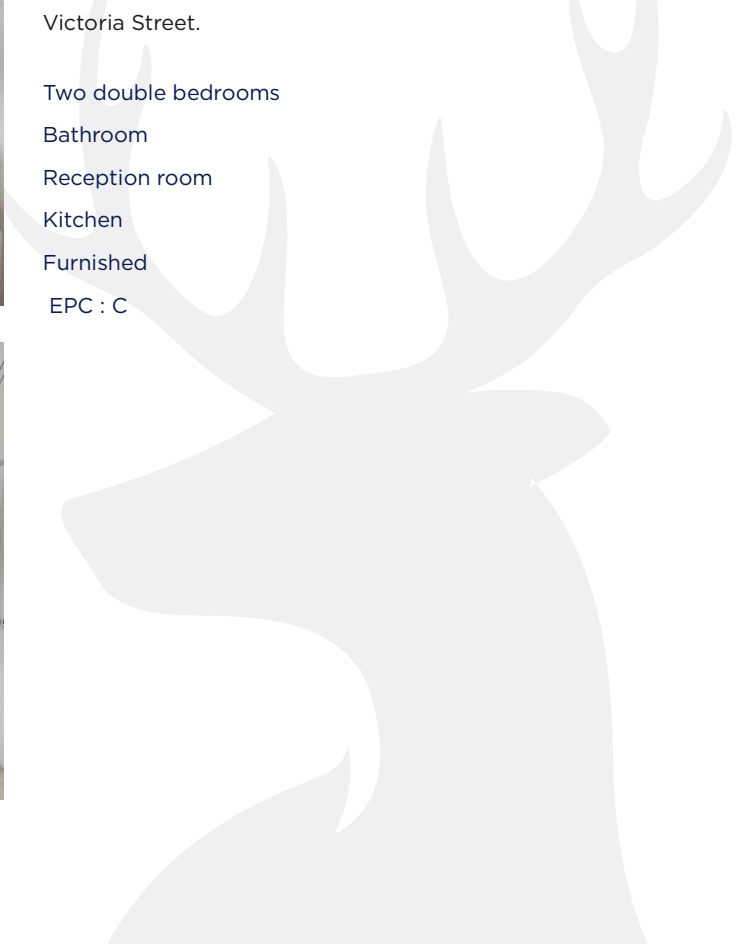
Bathroom

Reception room

Kitchen

Furnished

EPC : C



Approximate gross floor area:
764 sq ft (71 m²)
Includes Cellar or Storage
Space where applicable

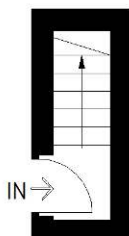
FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

As defined by RICS code of
measuring practice

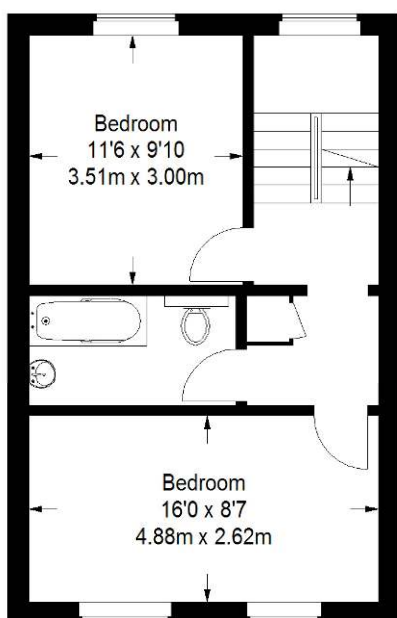
This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 5 January 2022

Warwick Way

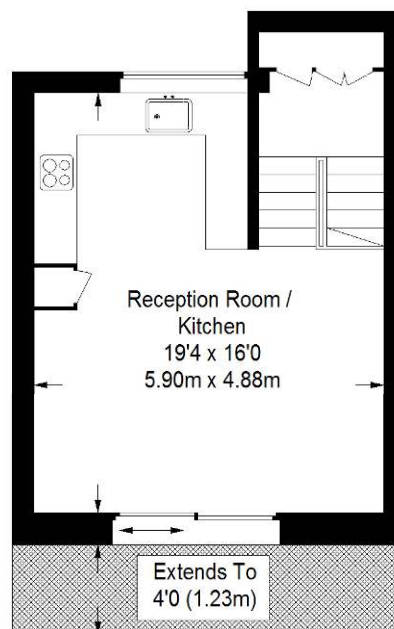
Approximate Internal Floor Area
764 sq ft / 71 sq m
Approximate Additional Area
0 sq ft / 0 sq m
Total Areas Shown On Plan
764 sq ft / 71 sq m



First Floor = 21 sq ft / 2 sq m

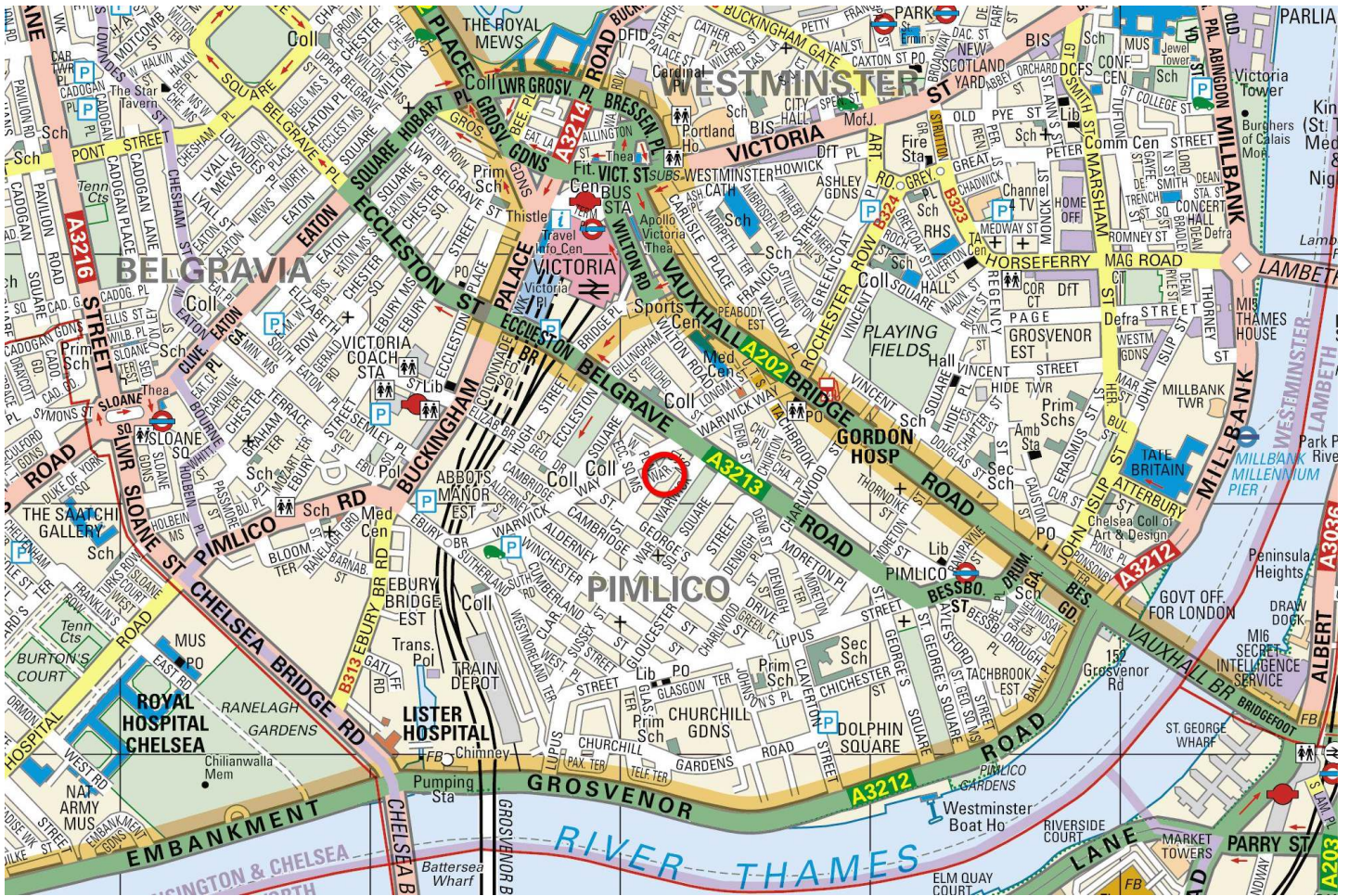


Second Floor = 420 sq ft / 39 sq m



Third Floor = 323 sq ft / 30 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Victoria
 590m (7 mins) (Line of sight)
 Gross floor area: 764 sq ft (71 m²)
 Local authority: Westminster
 Council tax band: Unknown



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		78
D	55-68	57	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

Pimlico & Westminster Office

106 Wilton Road, SW1V 1DZ
 pimlicosales@dng.co.uk

020 7931 8200
 douglasandgordon.com

rightmove

Zoopla

OnTheMarket.com



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