



## Churchill Gardens, SW1V

£565,000 Leasehold

- Two Double Bedrooms • Modern finishes • Bathroom
- Separate Kitchen and Reception Room • Balcony •



Douglas  
& Gordon



Enjoying far reaching views of Battersea Power Station and the London Skyline, this two double bedroom, end of development home offers a welcoming and practical layout.

The living room has a lovely dual aspect creating a bright and airy ambiance and it has space for dining. There is access to the private balcony from both the living room and kitchen from which, you have views of the beautiful Grade II listed St Gabriel's Church.

The separate kitchen has a contemporary finish and has been fitted with white goods and tiled splash backs. It has been cleverly designed to maximise space and be able to socialise with friends and family when cooking.

Both of the two double bedrooms look across the communal gardens within the development and the forth floor position floods the apartment with light from every angle.

Bramwell House is superbly located for walks along the River, green spaces and nearby shopping and amenities along Lupus Street, The Moreton Triangle and Pimlico itself. This property benefits from great transport links and is a short walk from both Pimlico Station (Victoria Line) and also Victoria Station which offers both rail and underground services (District and Circle Line and The Victoria Line) .

Two Double Bedrooms

Approximate gross floor area:  
sq ft ( m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

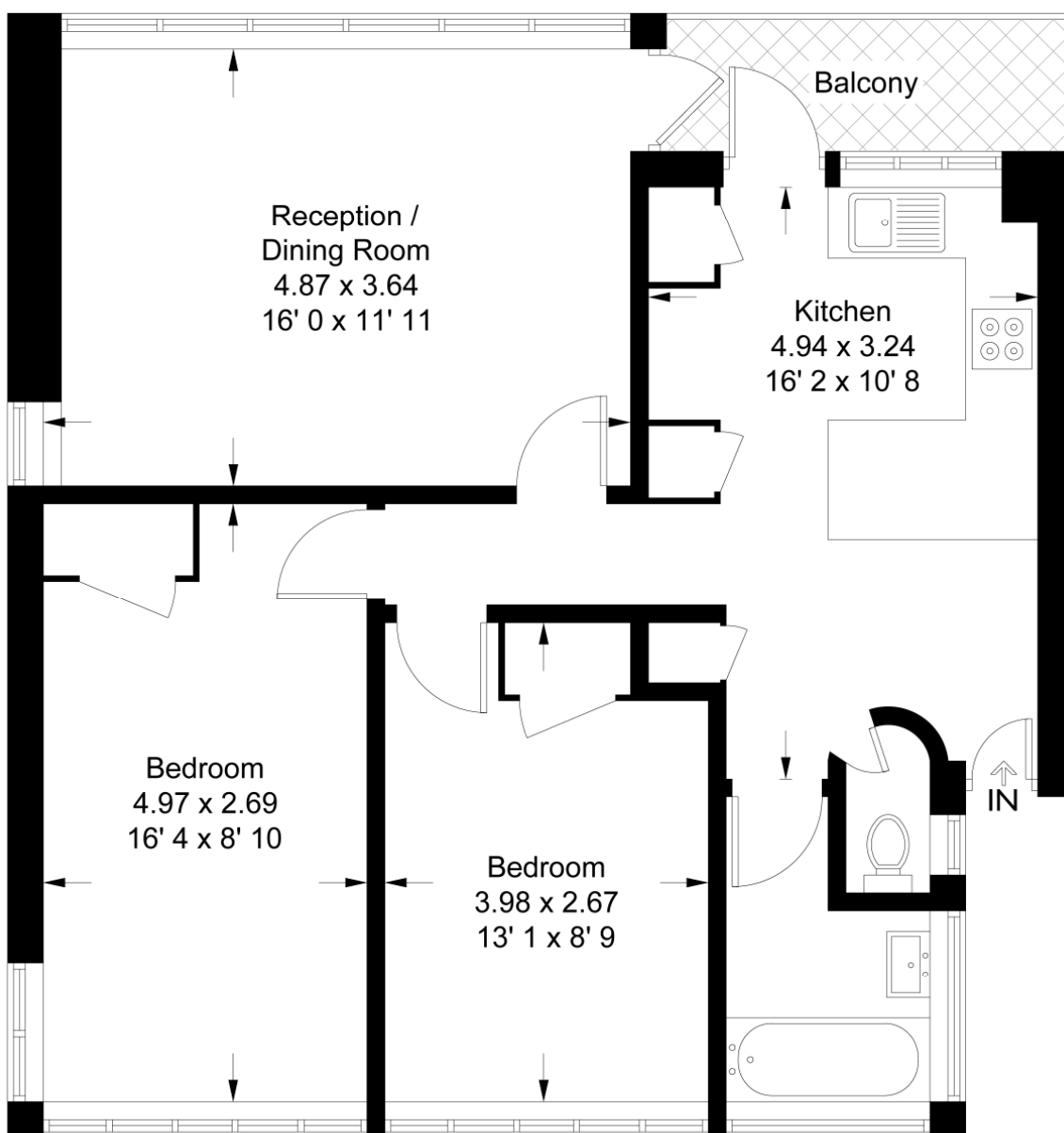
FOR ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE.

As defined by RICS code of  
measuring practice

This floorplan is representative and for  
illustrative purposes only. The measurements  
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Details Prepared: 10 May 2024

## Bramwell House

Approximate Gross Internal Area = 716 sq ft / 66.5 sq m



### Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Good to know

Nearby station: Pimlico  
 680m (8 mins) (Line of sight)  
 Gross floor area: sq ft ( m<sup>2</sup>)  
 Local authority: Westminster  
 Council tax band: Unknown

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(17-5) <b>A</b>			
(81-91) <b>B</b>			
(89-100) <b>C</b>			
(35-60) <b>D</b>		68	75
(39-54) <b>E</b>			
(21-35) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
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

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