



WARWICK WAY, UK, SW1V

£2,495,000

FREEHOLD

At a glance...

- Family House
- Four Double Bedrooms
- Three Receptions
- Two Bathrooms
- Cloakroom
- Freehold

Winkworth

for every step...



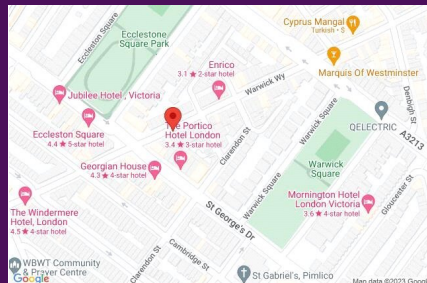
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

WARWICK WAY, UK, SW1V

£2,495,000
FREEHOLD

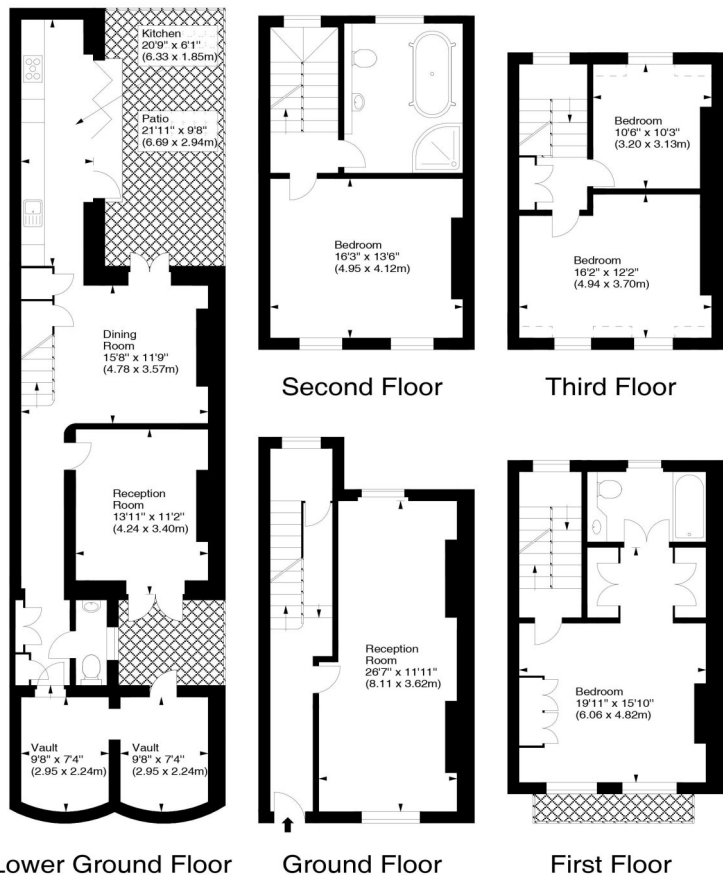
Superbly arranged over five floors, there is a wonderful balance of living and entertaining space and generous proportions in all of the principle rooms. The house was essentially completely rebuilt in 2008 where only the outer walls remained and it has been rewired, replumbed and has new ceilings and floors throughout. Other notable additions are the noise reducing double glazing, Banham centralised alarm, fully integrated fire alarm system and new central heating in 2019.

Accommodation on the ground floor comprises a magnificent double reception and on the lower ground a stylish Smallbone kitchen, family dining room and additional reception / media room. The stunning master suite occupies the entire first floor and comes with a dressing area and designer en-suite bathroom. The upper floors consist of three further double bedrooms and spacious family bathroom.



Warwick Way, SW1

Approx. Gross Internal Area
2420 Sq Ft - 224.82 Sq M
(Including Vaults)



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



Pimlico & Westminster

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

Winkworth

for every step...

winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fire doors.