



ERASMUS STREET, SW1P

£545,000

LEASEHOLD

At a glance...

- One Double Bedroom
- Fantastic Condition and Presentation
- Modern Kitchen and Bathroom
- Long Leasehold
- Lovely and Bright Throughout

Winkworth

for every step...



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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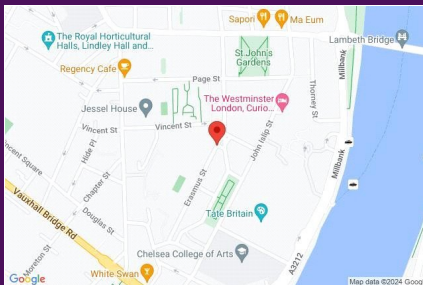
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Positioned on this quiet corner of the Millbank Estate this flat has been fastidiously looked after by the current owner and is presented in excellent condition so that a new purchaser would need to do very little when they moved in.

The large reception room has dual aspect windows so is bathed in natural light and lovely wooden floors. The double bedroom is also a great size, bright and has built-in storage. There is a separate modern kitchen and smart bathroom.

Offering an extended lease and being incredibly centrally located this flat would make an ideal 1st time buy, rental investment or secure London base.

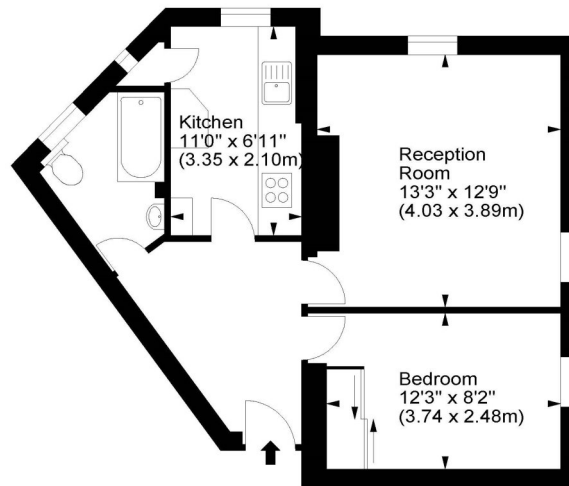
Pimlico and Vauxhall Stations are a short walk with Westminster and St James Park also easily accessible.



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Ruskin House, SW1

Approx. Gross Internal Area
502 Sq Ft - 46.64 Sq M



Third Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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