



CHARLOTTE PLACE, SW1V

OFFERS IN EXCESS OF **£1,000,000**

FREEHOLD

At a glance...

- Freehold House
- Over 1000 Sq Ft
- Secure, Central Location
- Potential to Upgrade
- Garage
- Council Tax Band G

Winkworth

for every step...



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

CHARLOTTE PLACE, SW1V

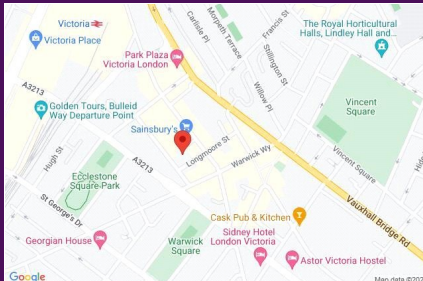
£1,000,000

FREEHOLD

Situated in a sought-after, secure location, incredibly close to Victoria Station, this charming mews-style house offers a perfect blend of comfort and convenience.

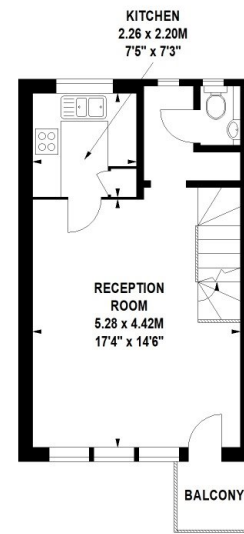
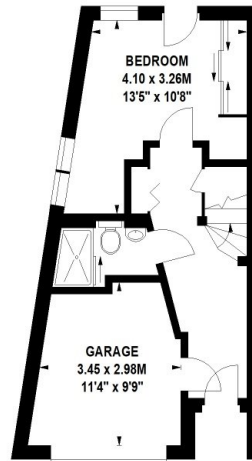
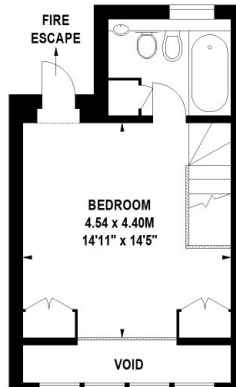
Boasting a generous 1,012 sq ft of living space, the property features 2 bedrooms and 2 bathrooms (one ensuite), making it an ideal London home or pied-à-terre. The house is bright throughout and in perfectly good condition although some refurbishment would certainly be beneficial.

Access to the property is via an automated, electric gate providing peace of mind for residents. Additionally, an integral garage offers convenient parking and storage space.



Charlotte Place, SW1

Approximate Gross Internal Area 94 sq m / 1012 sq ft
Including Garage of Approximately 10 sq m / 108 sq ft
Excluding Void



Floor Plan produced for Andrew Reeves by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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for every step...

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