

AMES BELGRAVIA

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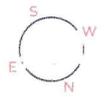
A rare opportunity to purchase a light and elegant freehold house in this quiet and uniquely gas-lit tree-lined street within 5 minutes' walk of Victoria and Pimlico Stations.

The property extends to 1,149 square feet/107m², principally arranged over the ground, first and second floors, featuring a delightful south-west facing roof terrace, two second floor bedrooms, half-landing bathroom and ground floor shower room/ guest cloakroom. High ceiling ground floor entrance hall, first floor reception room with floor to ceiling sash windows and a separate kitchen/breakfast-room.

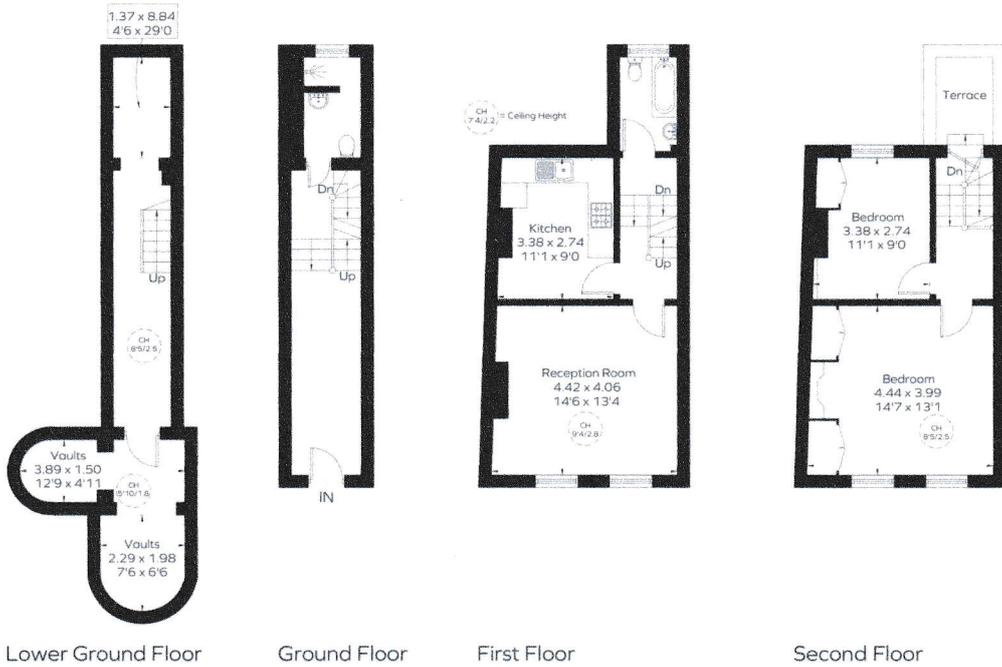
The floor area also includes a secure basement (without windows) which is ideal for wine or other extensive storage (such as fold-away bicycles, suitcases and skis e.t.c), or indeed possible hobby/study uses.

The property is well located for the Tate Gallery, Curzon Victoria Cinema and many Pimlico and Belgravia restaurants.

Freehold for Sale. £1,250,000 subject to contract.



Approximate Gross Internal Area
 Lower Ground floor = 244 sq. ft. (22.7 sq. m.)
 Ground floor = 170 sq. ft. (15.8 sq. m.)
 First floor = 384 sq. ft. (35.7 sq. m.)
 Second Floor = 351 sq. ft. (32.6 sq. m.)
 Total = 1149 sq. ft. (106.8 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1209128

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.