



CAMBRIDGE STREET  
LONDON

JACKSON-STOPS 

# CAMBRIDGE STREET, LONDON, SW1V 4QA

TOTAL APPROX. FLOOR AREA 456 SQ.FT. / 42.4 SQ. M

ASKING PRICE £650,000

## PROPERTY INFORMATION:

A well-proportioned one bedroom ground floor apartment is offered to the market in Pimlico SW1.

This has been an extremely successful buy to let investment for our clients, yielding in excess of 3.6% (gross); however it would also make an excellent first time buy in central London or pied-a-terre given its proximity to both Pimlico and Victoria stations as well as the Gatwick express for the international commuter.

Near-by bus routes include the 24, 360 and C10. There is conveniently located shopping near-by, as well as all the cafes, restaurants and boutiques the area has offer.

**Viewing:** Only by appointment with Jackson-Stops.

**Tax Band:** E

**Local Authority:** Westminster

**Rating:** EPC: D

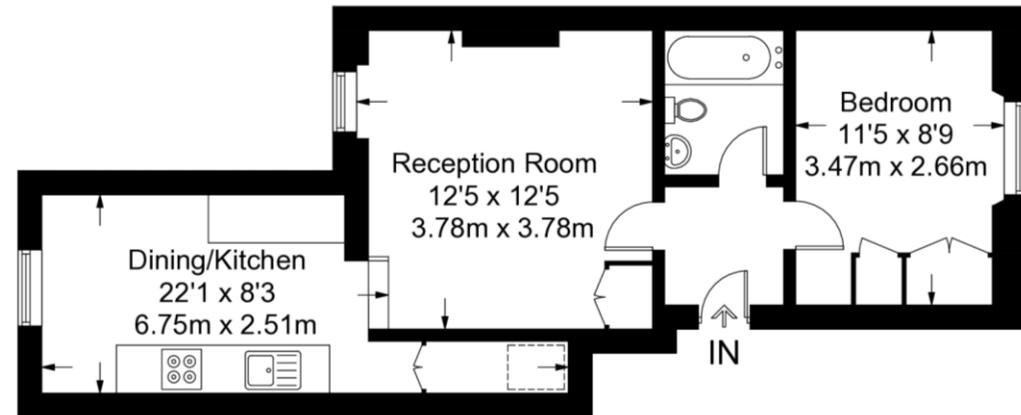
**Tenure:** Share of Freehold. Lease for a term of 999 years from 1st April 1988 (967 years remaining)

**Ground Rent:** N/A

**Service Charge:** £1,416.00 per annum

# Cambridge Street

Approximate Gross Internal Area = 456 sq ft / 42.4 sq m



## Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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