

Ponsonby Terrace

WESTMINSTER SW1





A CHARMING FREEHOLD TOWNHOUSE, OFFERING WONDERFUL RECEPTION SPACE WITH EXCELLENT PROPORTIONS, ALL PRESENTED IN IMMACULATE CONDITION.



The house is entered on the ground floor through an entrance hall. This leads through to a dining room which comfortably seats 8. Through double doors, there is a peacefully located study which makes the perfect place in which to work from home. To the rear is a bright and well-appointed kitchen. A bay window allows for an attractive window seat and there is space for informal dining. On the first floor, there is a classic first floor double drawing room. With ceiling heights of 2.9m and a westerly aspect, this room is flooded with natural light and is the perfect place in which to relax or entertain. The rear half of this room also easily doubles as a second study area. On the half landing, there is a guest loo and an accessible flat roof accessed via a low-silled window on the half landing.

On the second floor, there is a large principal bedroom with built in storage and an en-suite bathroom. There is also ample loft storage, extending to 325 sq ft (not included in GIA). The lower ground floor can be accessed either through the main house, or via a separate stairwell to the front meaning that it can be used as a self-contained flat. Towards the front is a sitting room and dining room. Moving towards the rear, there is a double bedroom which is supported by an adjacent bathroom which doubles as the guest loo. The accommodation is completed by a well-appointed kitchen which leads out onto a private patio through French doors.



Ponsonby Terrace is a charming residential street in The City of Westminster. Within immediate reach are a wide array of London landmarks, amenities and transport links. Pimlico underground station (Victoria Line) is 0.2 miles away and the boutique coffee shops and eateries of the Moreton Triangle, are 0.3 miles away. Ponsonby Terrace is close to the Tate Britain, the University of the Arts, as well as the array of Government buildings such as the Home Office, just 0.5 miles away.

Key :
CH - Ceiling Height



GROSS INTERNAL AREA

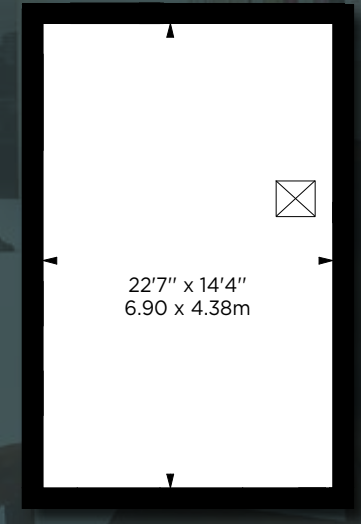
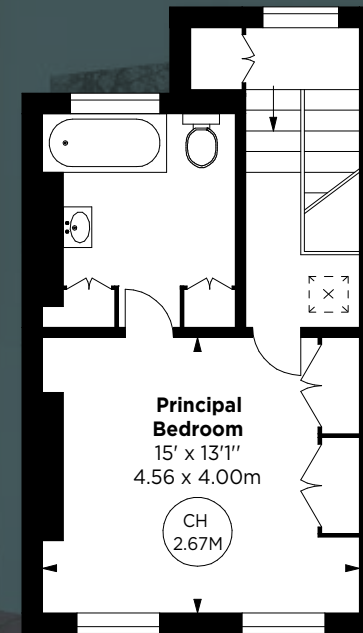
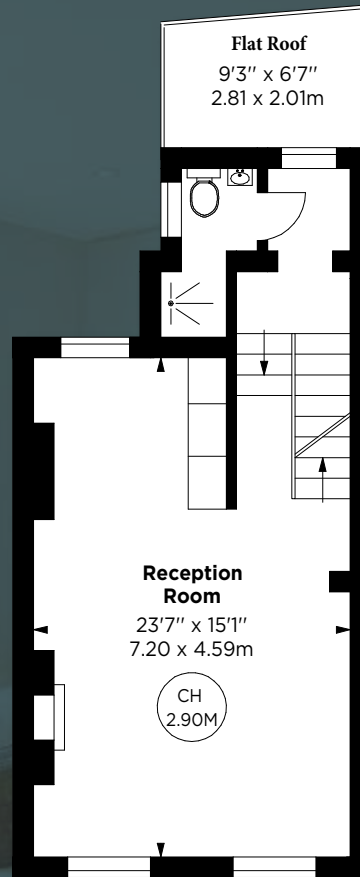
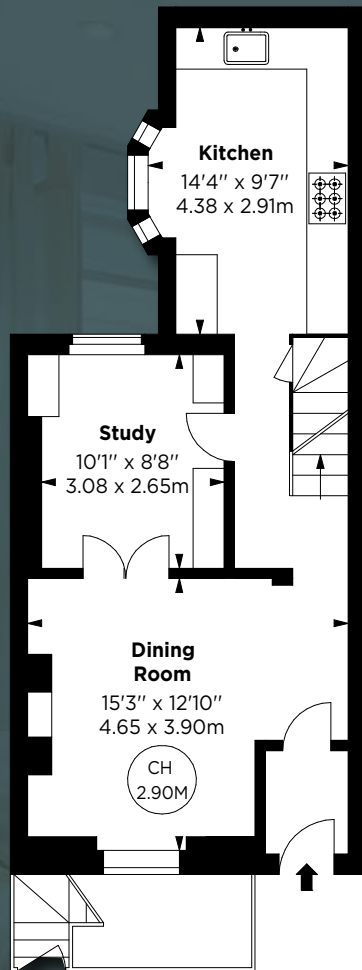
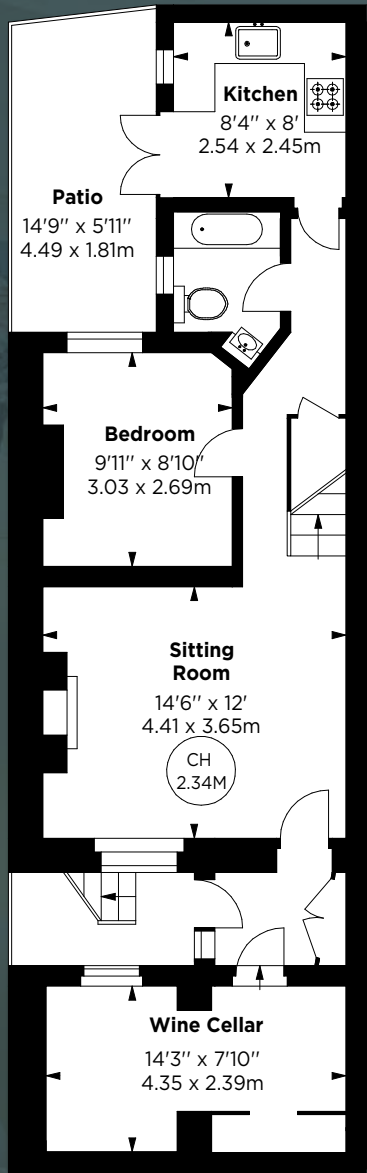
180.69 square metres
1,945 square feet

APPROX. LOFT AREA

30.22 square metres
325 square feet

TOTAL

210.91 square metres
2,271 square feet



TERMS

Tenure: Freehold

Local Authority: City of Westminster

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

MASKELLS

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