



CLAVERTON STREET,  
PIMLICO, SW1V

40 Eaton Terrace  
Belgravia, London  
SW1W 8TS

E: [sales@wellbelove-quested.com](mailto:sales@wellbelove-quested.com)  
P: 020 7881 0880

CLAY

STRE

SW1W

## TABLE OF CONTENTS

HOME FEATURES	1
KITCHEN & RECEPTION	2
STAIRCASE & LANDING	3
BEDROOMS & BATHROOMS	4-5
FLOOR PLANS & EPC	6
EXTERIOR	7-8
LOCAL AMENITIES	9
CONTACT	10



## HOME FEATURES & SPECIFICATIONS

A spacious and well presented split level apartment of circa 973 Sq. Ft over two floors in this white stucco fronted period conversion on Claverton Street.

**3 BEDROOMS**

**2 BATHROOMS**

**OPEN PLAN  
KITCHEN/RECEPTION  
ROOM**

**PRIME CENTRAL  
LOCATION**

**FURNISHINGS AVAILABLE  
BY SEPERATE  
NEGOTIATION**

**GUIDE PRICE**

£1,149,000 STC

**TENURE**

Leasehold (167.75 years remaining as at March 2024)

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX**

Band E

**SERVICE CHARGE**

Approx £2,600 per annum

# KITCHEN & RECEPTION

The top floor is dedicated entirely to a large, open plan Kitchen/Reception room complete with high end finishes and appliances, including a brand new induction hob, a large fridge/freezer and a Bosch washer/dryer. The space is flooded with natural light and offers wonderful views over the river and Battersea Power Station.





Stairwell/Landing



Stairwell/Landing

# BEDROOMS & BATHROOMS

Complete with ample built-in storage, the apartment offers a large Principal Bedroom with an en-suite shower room. Two further bedrooms on the same floor are served by a modern family bathroom and are equally equipped with plenty of storage space.



Principal Bedroom



Second Bedroom

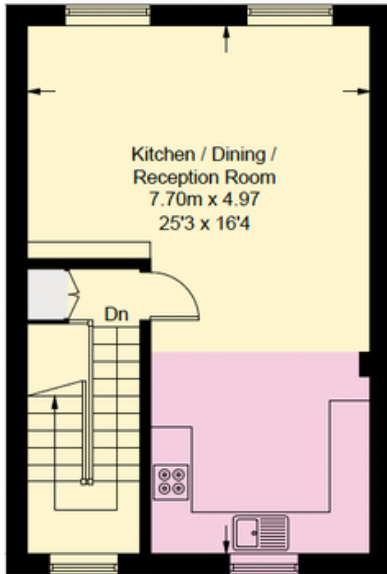


Third Bedroom/Dressing Room/Study

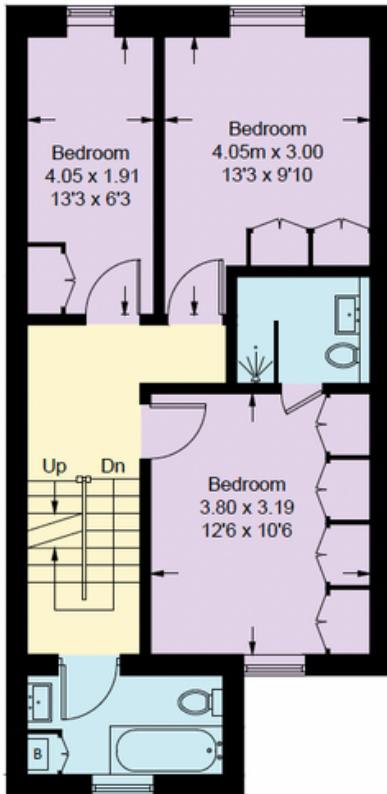


Bathroom

# FLOOR PLANS & EPC



Fourth Floor



Second Floor Third Floor



**TOTAL APPROXIMATE GROSS INTERNAL AREA**

973 sq ft / 90.4 sq m

## EPC RATING

D

Certificate No.

6452-2223-0500-0759-9222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		







# FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Pimlico, nestled in central London, is a picturesque neighbourhood renowned for its Georgian architecture and tranquil garden squares. It's vibrant community enjoys a variety of amenities, including charming cafes, boutique shops, and diverse restaurants. Nearby attractions include the cultural offerings of the Tate Britain gallery and the scenic walks along the River Thames.

Adjacent to the upscale neighbourhood of Belgravia, Pimlico benefits from its elegant surroundings while maintaining its own distinct character.

With excellent transport links via its own Underground station and bus routes, Pimlico provides easy access to the rest of the city, making it an ideal blend of historical charm and modern convenience.

## RESTAURANTS

### GOYA

34 Lupus St,  
SW1V 3EB

---

### ARTIST RESIDENCE LONDON

52 Cambridge St,  
SW1V 4JD

## GROCERIES

### SAINSBURY'S

99 Wilton Rd,  
SW1V 1DT

---

### WAITROSE & PARTNERS

3 Bondway,  
SW8 1SJ

## CAFES, & BAKERIES

### THE ROASTING

131 Churton St,  
SW1V 2LY

---

### GAIL'S

26 Churton St,  
SW1V 2LP

## SCHOOLS

### PIMLICO ACADEMY

36 Lupus St,  
SW1V 3AT

---

### EATON SQUARE PREP & NURSERY

32 Lupus St,  
SW1V 3DZ

## SHOPPING

### VICTORIA PLACE

0.8 miles

---

### BATTERSEA POWER STATION

0.8 miles

## TRANSPORT LINKS

### VICTORIA STATION

0.6 miles  
Train links to Gatwick,  
Heathrow, the Southwest  
and Brighton. District &  
Circle and Victoria lines

---

### PIMLICO TUBE STATION

0.3 miles  
Victoria Line



Details Prepared March 2024

## GET IN TOUCH

### CONTACT INFORMATION

E: SALES@WELLBELOVE-QUESTED.COM

P: 020 7881 0880

40 EATON TERRACE, BELGRAVIA, LONDON, SW1W 8TS

#### GRANT WELLBELOVE - DIRECTOR

E: GRANT@WELLBELOVE-QUESTED.COM  
M: 07595116210

#### ANDREW QUESTED - DIRECTOR

E: ANDREW@WELLBELOVE-QUESTED.COM  
M: 07595116211

#### ELLEN MEEKIN - SALES & LETTINGS NEGOTIATOR

E: ELLEN@WELLBELOVE-QUESTED.COM  
M: 07719039888



These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agent or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.