



Hunter Estates

MIDDLETON HOUSE, CAUSTON STREET, LONDON SW1



BEAUTIFULLY APPOINTED ONE BEDROOM FLAT

Approached through a gated courtyard garden, a smart one bedroom ground floor flat with excellent light and low outgoings. Decorated in neutral tones and with hardwood floors throughout. Middleton House, a purpose-built block, is conveniently situated for local shopping and restaurants in Pimlico and Victoria with its huge choice and diversity of restaurants, excellent high-end shops, theatres and a Curzon 5 screen cinema. Close to Pimlico Underground Station and within walking distance of Victoria Station with its extensive transport facilities.

Entrance Hall ♦ Reception Room ♦ Kitchen ♦ Double Bedroom ♦ Bathroom

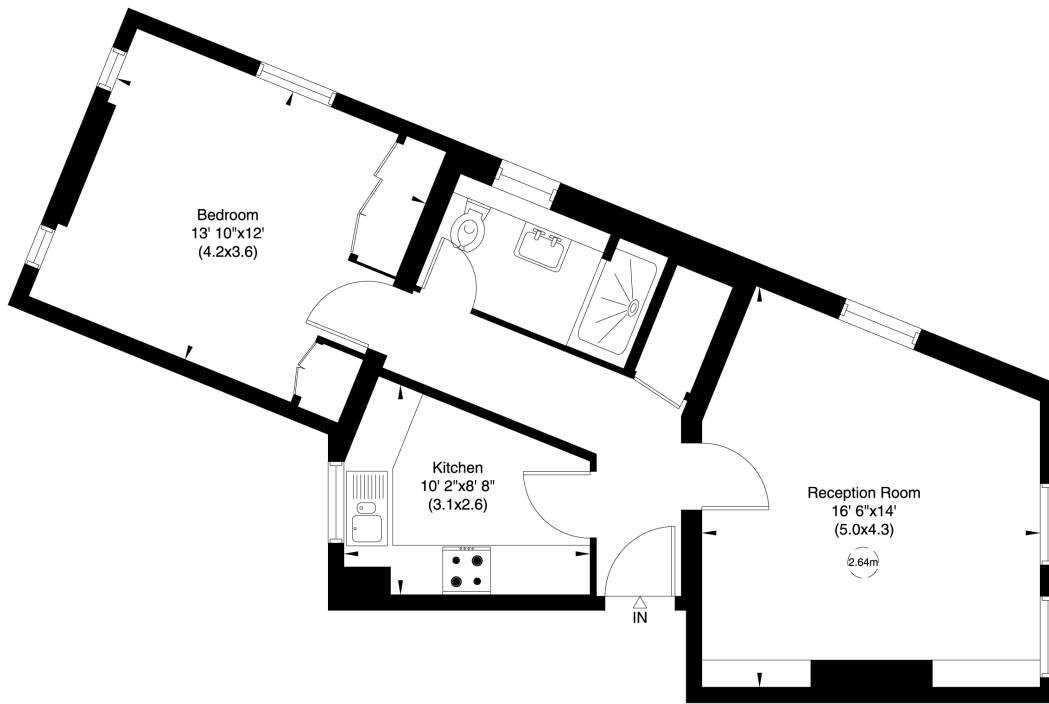
TERMS: As advised by the Vendor
TENURE: Leasehold - 125 years from 2006
SERVICE CHARGE: £2,753.00 approximately per annum
GROUND RENT: £250.00 per annum
PRICE: **£595,000.00 - Subject to Contract**

HUNTER ESTATES



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CAUSTON STREET
LONDON SW1

Gross internal area (approx.)
54 Sq m (584 Sq ft)



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).

Floor Plan by **capital group** 020 8671 7722

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



