



**JAMES  
ANDERSON**



## TO LET

138 Warwick Way, Pimlico, SW1V

## £1,800 Per Month

Per Month

This chic, modern flat is located in the heart of Pimlico with Sloane Square, Pimlico and Victoria underground stations each 0.6 miles away. It is all on one level, furnished and has a modern finish whilst retaining a homely charm. The kitchen is equipped with built-in appliances including a dishwasher, washer/dryer, oven, induction hob and microwave. The reception room has a chromalight flame electric fire, wall-mounted TV with sound speakers and ample storage overall. The bedroom has a plentiful amount of light and further storage options. The bathroom is spacious with a shower over bath, excellent storage cupboards and illuminated mirror cabinet with inbuilt demister. The property is ideally suited to an individual or a couple and pets will be considered.



One Bedroom



One Bathroom



Reception Room



Modern Kitchen With All Appliances Including Dishwasher



EPC C / Council Tax Band C / Holding Deposit £414.23



Pimlico, Sloane Square and Victoria Underground Stations



Centrally Located for a Standard Commute



Tate Britain



Amenities Nearby



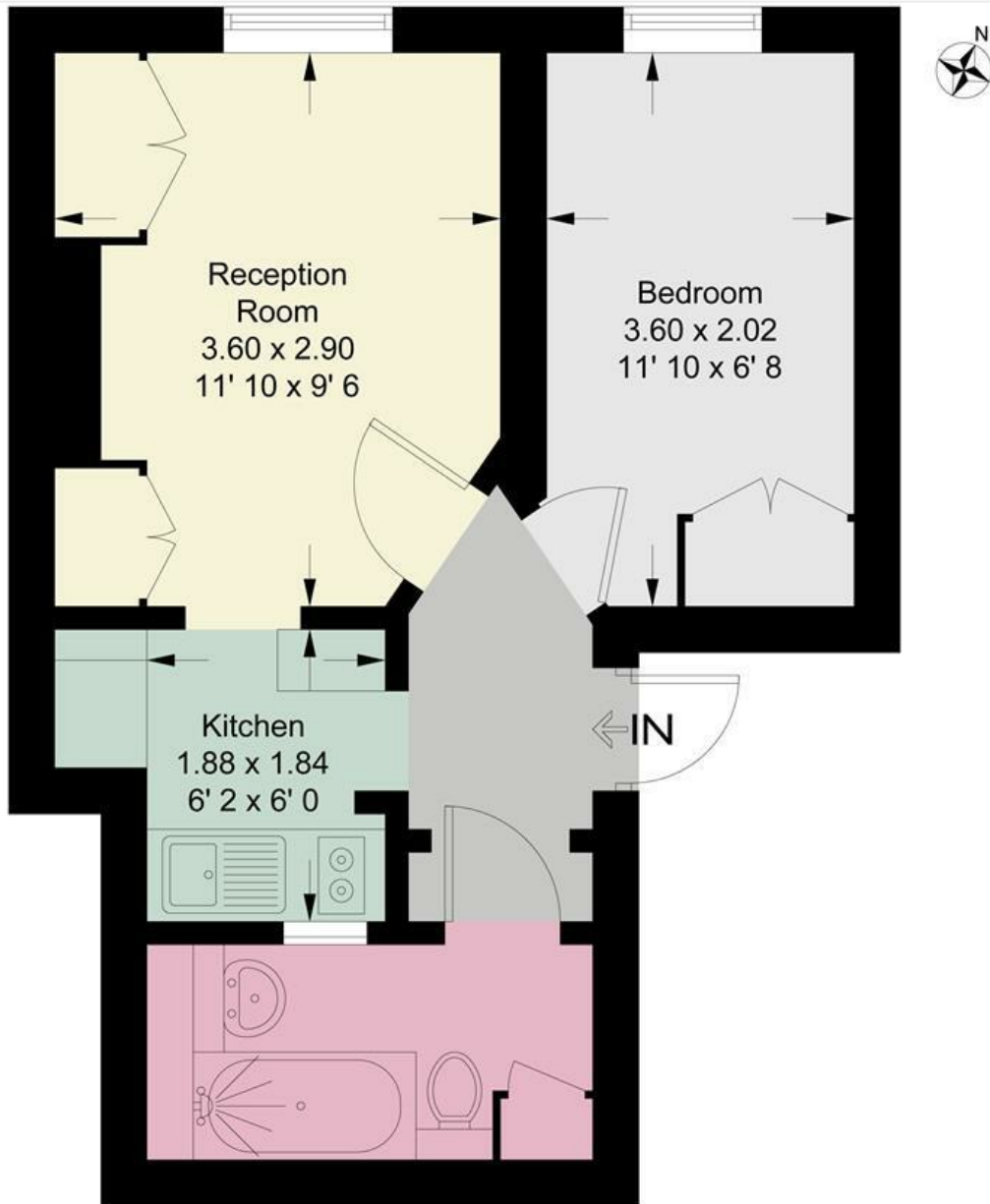
Minimum Term 12 Months / Deposit £2071.15



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

Approximate Gross Internal Area = 322 sq ft / 29.9 sq m



## Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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