



Hunter Estates

CARLISLE PLACE, LONDON, SW1



AN IMMACULATE TWO BEDROOM APARTMENT

A beautifully modernised and well-proportioned two bedroom apartment, extending to approximately 1,004sqft, set within an attractive period building in the heart of Victoria. Presented in immaculate condition throughout, the apartment has been thoughtfully updated with excellent attention to detail and is arranged to provide a comfortable and elegant central London home. The accommodation is finished in muted neutral tones and benefits from excellent storage, a generous reception room, separate kitchen, two double bedrooms and two bathrooms. 3 Carlisle Place enjoys a charming entrance hall and is situated within the Westminster Cathedral Conservation Area, moments from Victoria Street, Cardinal Place and Nova Food, all of which offer an excellent selection of shops, cafés, restaurants and everyday amenities. Victoria Mainline Station and nearby Underground stations provide superb transport links to the West End, The City and Canary Wharf. Viewing is highly recommended.

Entrance Hall ♦ Reception Room ♦ Kitchen ♦ 2 Double Bedrooms ♦ 2 Bathrooms

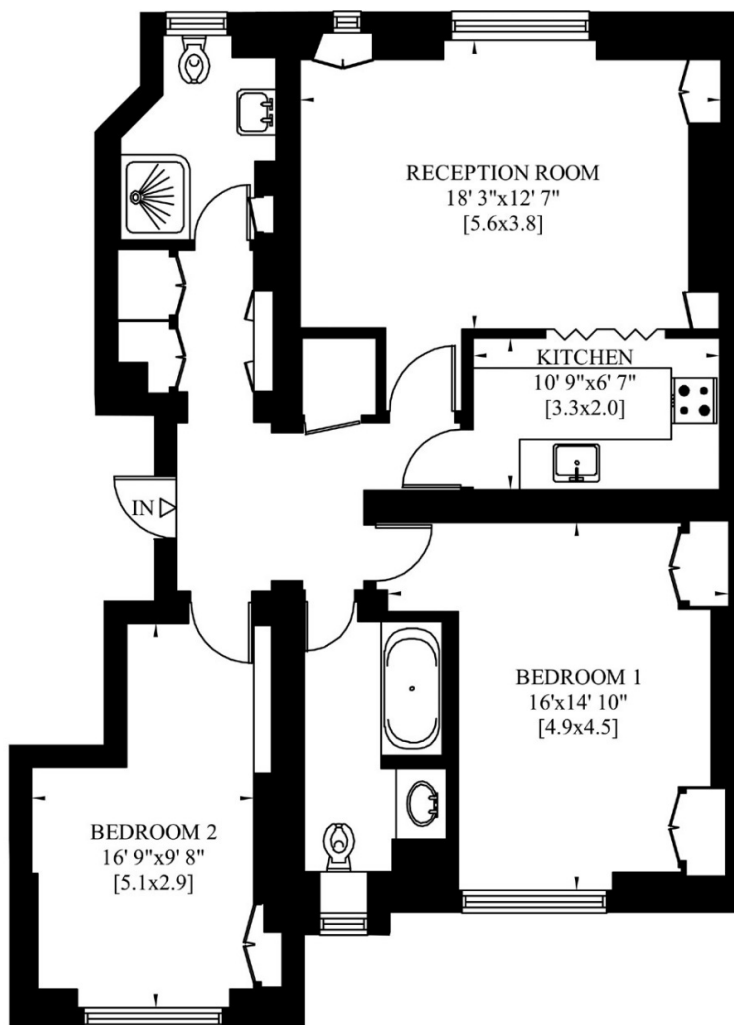
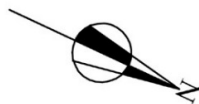
TERMS:	As advised by the Vendor
TENURE:	Share of Freehold
GROUND RENT:	£100 approximately per annum
SERVICE CHARGE:	£2,600.00 approximately per annum
PRICE:	£775,000.00 - Subject to Contract

Audley House, 13 Palace Street, London, SW1E 5HX

Telephone: 020 7828 2143 • E-mail: sales@hunterestates.com / rentals@hunterestates.com

These particulars are for guidance only and should not form part of any contract to purchase. Intending purchasers should satisfy themselves as to the accuracy of measurements and information given, prior to contract.

Gross Internal Area: 93 Sq. metres
1004 Sq.feet



LOWER GROUND FLOOR

FOR IDENTIFICATION ONLY, NOT TO SCALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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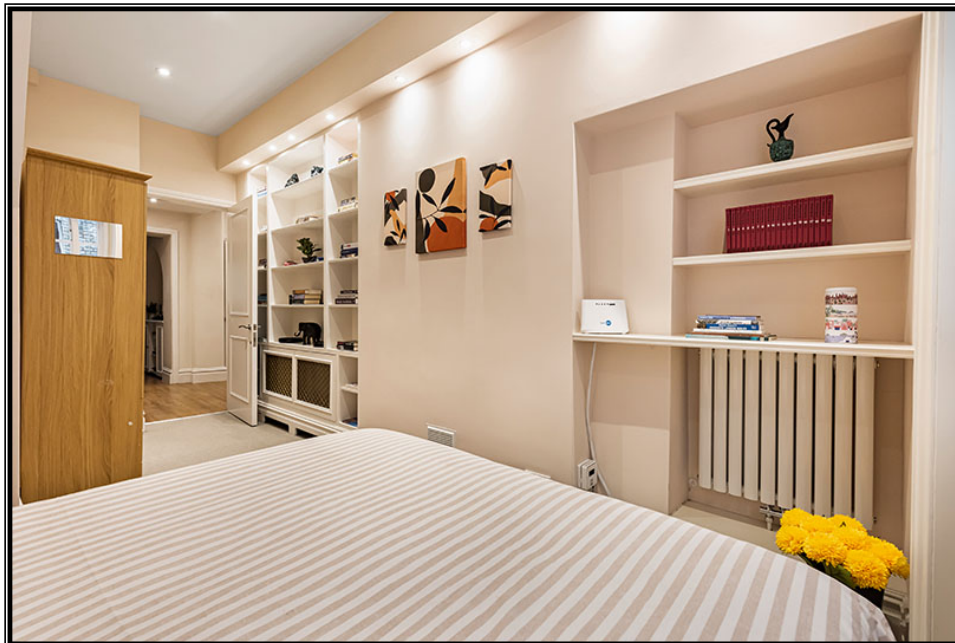
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