

PAVILION ROAD

LONDON, SW1X





A rarely available three double bedroom freehold house with off-street parking 400m from Sloane Square.

This elegant house, which has recently been refurbished, comprises a spacious full-width first floor drawing room perfect for entertaining, newly fitted bathrooms with underfloor heating and a modern eat-in kitchen.

Outside there is a parking space immediately in front of the house which the current and previous owners have used.

There is current planning permission for the excavation of a basement floor, should incoming purchasers wish to extend the house.

Pavilion Road is a quiet road which runs between Sloane Square and Knightsbridge.





On the ground floor is the kitchen which has been recently installed and provides an excellent breakfast and dining space too.

Also on the ground floor is the third double bedroom which has air-conditioning and an en-suite shower-room with underfloor heating.

The reception room occupies the entire first floor, with two large windows facing west and overlooking the street. There is beautiful cabinetry housing the TV and excellent storage and the air conditioning unit, as well as a fireplace.

On the top floor there are two double bedrooms with excellent storage, both of which enjoy air conditioning, as well as a modern bathroom with underfloor heating.



PAVILION ROAD

LONDON, SW1W

Approximate Internal Area

1,012 ft² / 94 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Guide Price: £2,750,000
Tenure: Freehold
Local Authority: RBKC
Council Tax: Band H

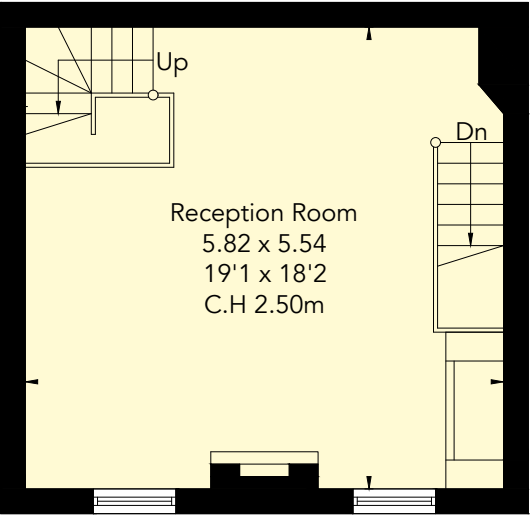
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

rightmove OnTheMarket ZOOPLA The Property Observer

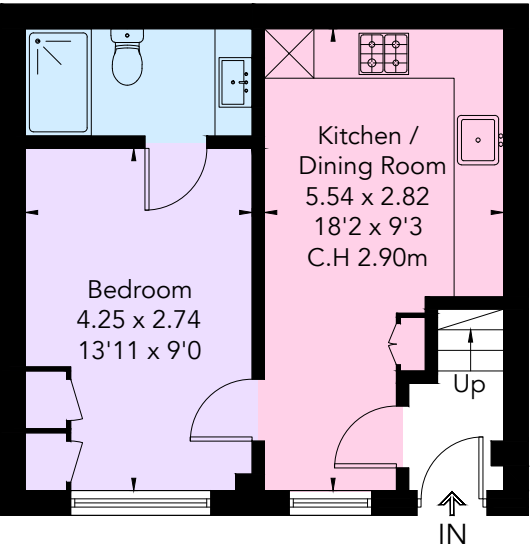


Tedworth Property

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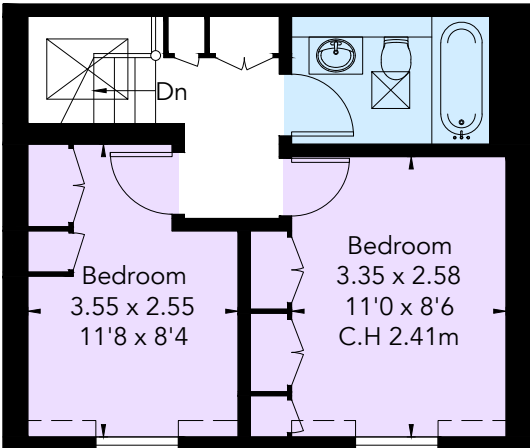


First Floor

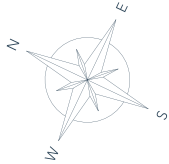


Ground Floor

[] = Reduced head height below 1.5m



Second Floor



Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.