



EXCHANGE HOUSE  
Chapter Street, SW1P



## PORTERED BUILDING WITH PARKING

A one bedroom flat on the fifth floor (with lift) and underground parking in SW1.



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Local Authority: City of Westminster

Council Tax band: E

Tenure: Share of Freehold Approximately 975 years remaining.

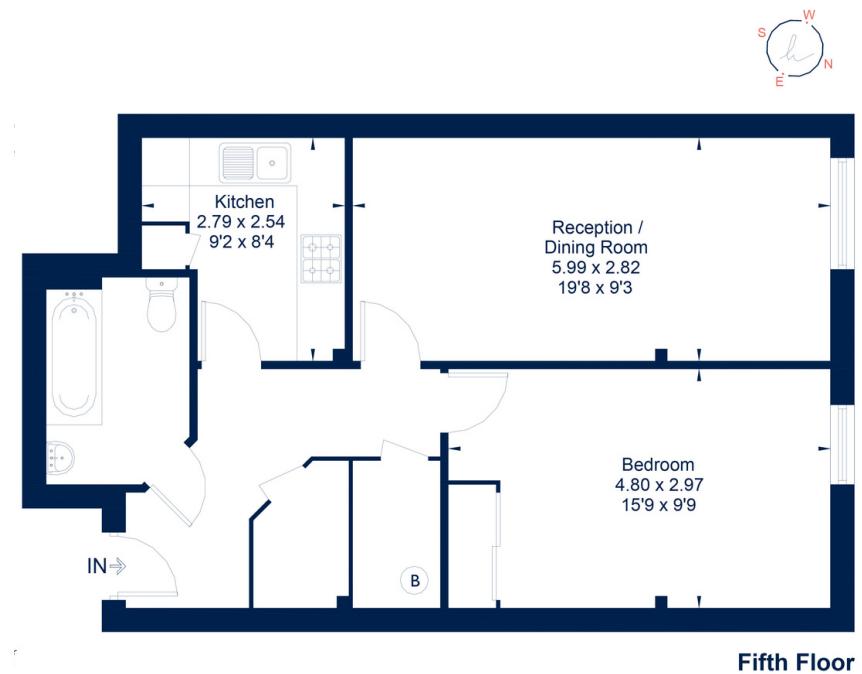
Service charge: £4,592 per annum. Reviewed annually. Please enquire for the enxt review date.

**Guide Price: £500,000**

Located on the fifth floor of a well-maintained building with lift access and a porter, this spacious one-bedroom apartment spans nearly 600 sq ft. It features a generous 19ft reception and dining area, a well-proportioned double bedroom with built-in wardrobes, a separate fully equipped kitchen, and a bathroom. Additional benefits include communal courtyard garden, a secure underground parking space, and the convenience of a day porter.

Exchange House is accessed via Chapter Street, with a variety of convenience stores, shops, bars, and restaurants nearby, particularly along Warwick Way. The property enjoys excellent transport links, with Pimlico Station (Victoria Line) just a short distance away, and further connections available at Victoria Station, including the Gatwick Express, British Mainline services, and the District, Circle, and Victoria tube lines.

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.



Exchange House, SW1P  
Approximate Gross Internal Area = 54.6 sq m / 588 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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