



Hugh Street, Pimlico SW1

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# Hugh Street, Pimlico SW1

This property comprises a ground floor reception room with a terrace, and a guest bathroom. On the lower ground floor, is a kitchen/reception, an office and a utility room opening onto a 22 sq ft private garden at the rear. The lower ground can also be accessed by a separate entrance. Upstairs, the first floor includes a principal bedroom suite, and the second floor has two further double bedrooms with a bathroom on the half landing. The gross internal area is 1751 sq ft including the vaults, and 1612 sq ft excluding vaults.

Hugh Street is moments from Belgravia and located near Elizabeth Street, which offers an abundance of shops and restaurants. Excellent transport links in Pimlico and Victoria transport links are also a short walk away.



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**Guide price:** £1,650,000

**Tenure:** Freehold

**Local authority:** City of Westminster

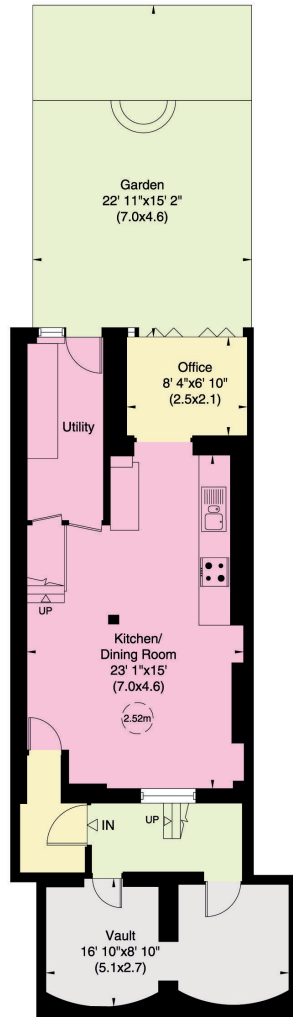
**Council tax band:** G



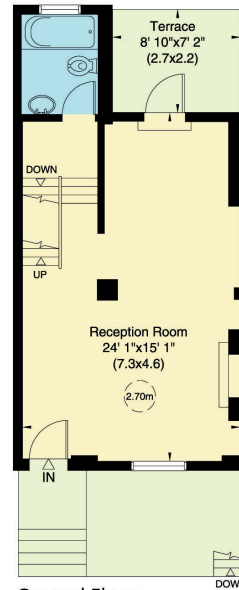




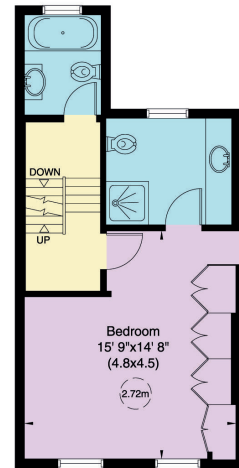




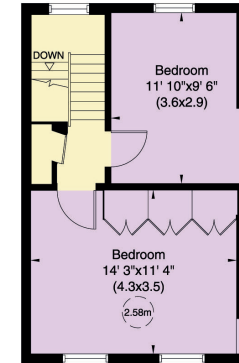
Lower Ground Floor



Ground Floor



First Floor



Second Floor



## Approximate Gross Internal Floor Area 150 sq m / 1,751 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2022. Photographs and videos dated August 2022.

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