



Peabody Avenue SW1V 4BB £2,384 Per month

A fantastic one-bedroom flat on the 2nd floor (with lift) of this purpose-built residential development in Pimlico, SW1 is presented to the market.

The apartment has plenty of natural light and benefits from a recessed balcony as well as a lift. There is a well proportioned double bedroom with built in storage and a well-designed open plan living room and kitchen.

The bathroom has been finished to a high quality finish with fabulous walk in shower.

The apartment is well located being only 0.6 miles from both Pimlico underground and Victoria mainline station.

Victoria mainline includes underground, overground and Gatwick Express making local, national and international travel extremely convenient.

It is also worth noting that Sloane Square station leading to the King's Road SW3 is also only a 10 min walk away and the 200 acres of Battersea Park 0.4 miles away.

just across the river you can see Battersea power station which is a short walk to the new shopping centre and fantastic Restaurants. you can take 5 min walk to Orange square (Pimlico rd) with its award winning restaurants and farmers markets.

This central london base is fantastic for exploring and enjoying all that London life has to offer.

Heating and Hot water is included in the rent.

Electricity, Water, Council Tax are all payable

Long Let

Deposit £2800

EPC 83 B SCORE

- Balcony
- Modern
- Great Location
- Shops and Restaurants
- River Walks
- Heating and Hot water Included
- Council Tax Only £913 Per Year
- Battersea power station walking distance
- Sloan Square walking distance
- Pimlico and Victoria stations



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
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