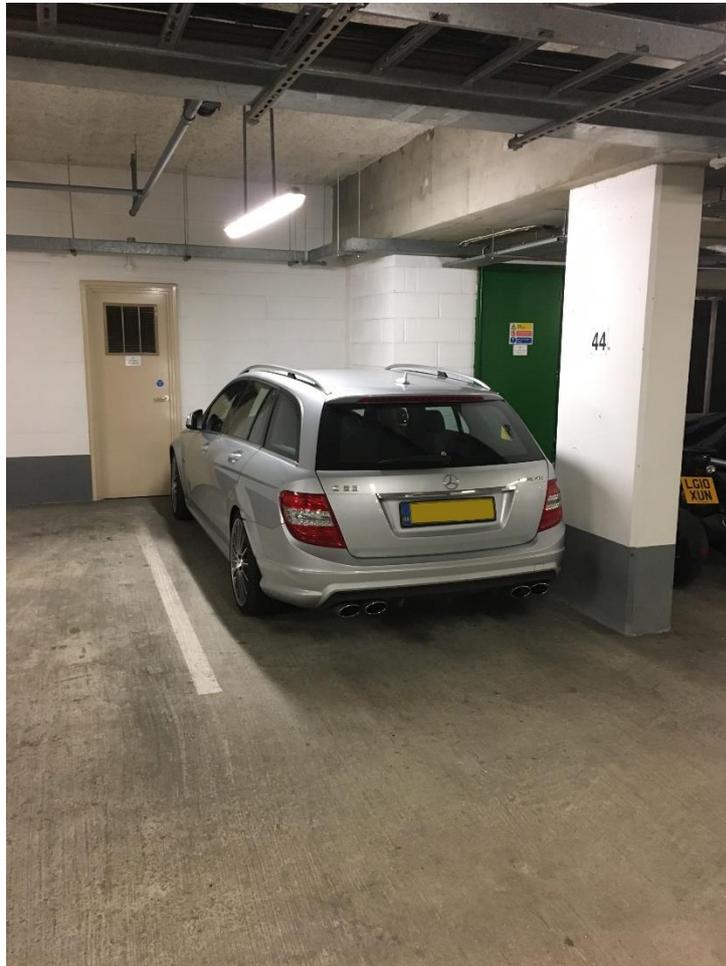


# FOR SALE

## Secure Car Parking



22 Gloucester Street, Pimlico, London, SW1V 2DN



- Underground car parking
- Secure, portered block
- Space length 5m, width 2.25m
- Long leasehold
- 5 minutes' walk to Victoria station
- Outside the Congestion Charge area

**Guide Price £75,000**

**Viewing Strictly by appointment**

Land Partners LLP, Lyons Hall Business Park, Lyons Hall Road,  
Braintree, Essex, CM7 9SH

Tel: 01376 328297

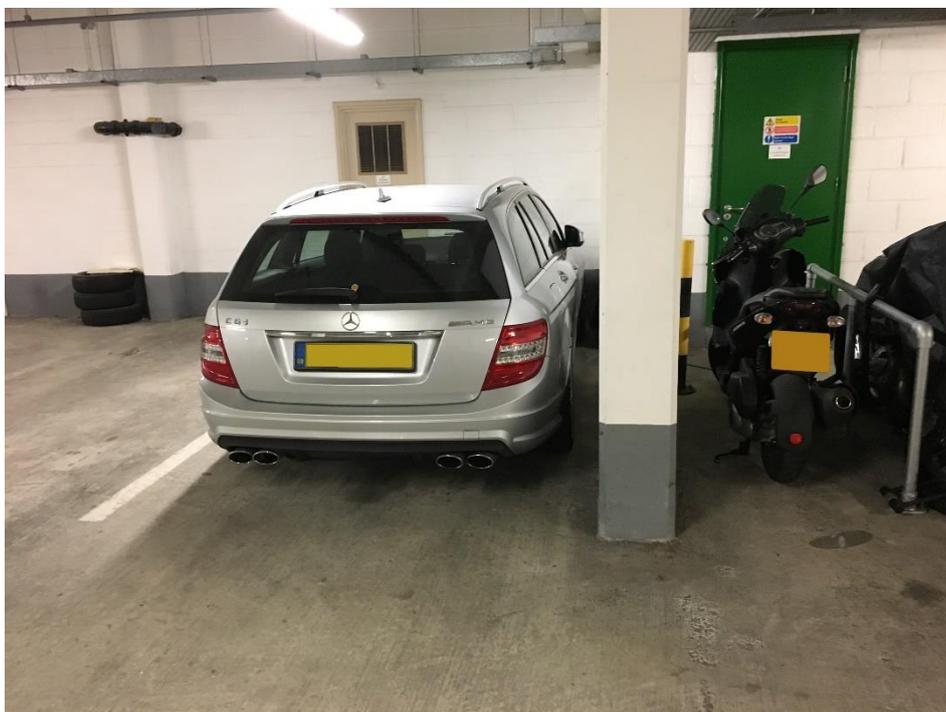
Email: [simon@landpartners.co.uk](mailto:simon@landpartners.co.uk)



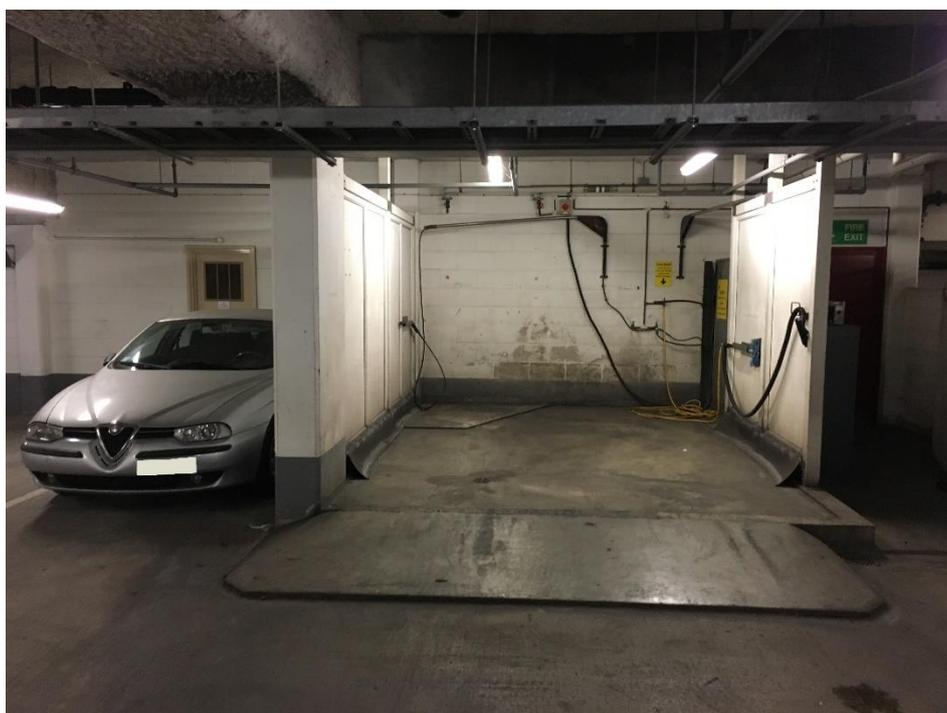
## Description:

The car parking space is located below the 14-26 Gloucester Street development, built in 1994. Whilst the majority of spaces were sold with the associated flats, a small number were offered for sale separately.

Space 44 is located on the first level underground and measures 5m x 2.25m.



The car park includes a car washing bay, available to the users.



The car park is accessed using a remote key via sliding gates from street level.



### **Leasehold**

The space is held on a 999 year lease from the 1<sup>st</sup> August 1994. The freehold is owned jointly by the flats above.

The annual rent is a peppercorn and a service charge is payable based on 0.29% of the total service charge for the block as a whole.

### **Notice**

This parking space is being offered for sale on behalf of one of the partners of Land Partners LLP.

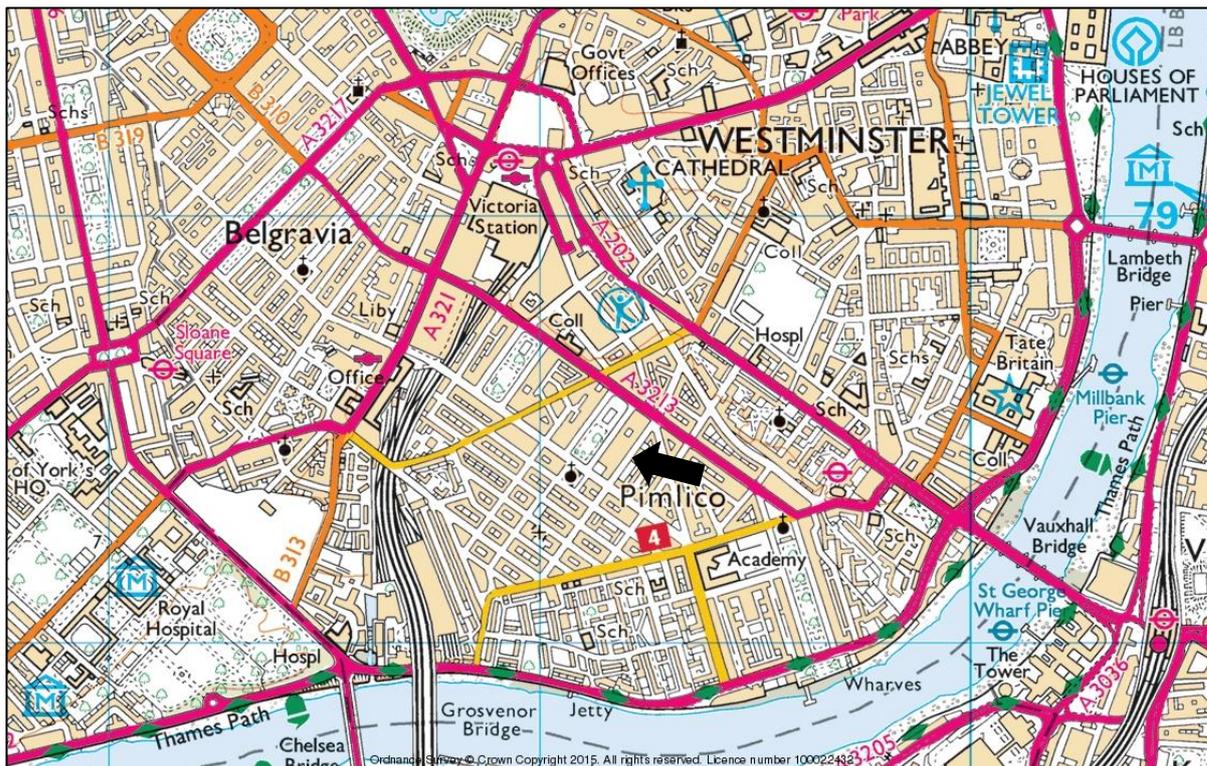
### **Viewing:**

Strictly by appointment through the selling agents.

### **CONTACT DETAILS:**

Simon Dixon Smith, Land Partners LLP  
simon@landpartners.co.uk  
01376 328297

## Location:



## Important Notice:

Land Partners LLP for themselves and for the lessees of the property, whose agents they are, give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Land Partners LLP have not tested any services, equipment or facilities. Lessees must satisfy themselves by inspection or otherwise.
3. If there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are intending to travel some distance to view the property.

Details prepared February 2017