



**RUSSELL
SIMPSON**

Delightful four-bedroom Pimlico
house with tasteful interiors

LUPUS STREET
PIMLICO SW1V

Lupus Street

£2,000,000

BEDROOMS 4	INTERNAL 2,007 SQ FT 186 SQM	OUTDOOR 170 SQ FT	COUNCIL TAX Westminster City, G
BATHROOMS 3		EPC D	TENURE Freehold

The Property

Family home with light-filled rooms in a white stucco terrace, within walking distance of Pimlico station

Stepping into the house on the ground floor, the front door opens directly onto a welcoming entrance hall, currently configured as a dining/ reception room, with a decorative fireplace. Beyond is a double bedroom with ensuite bathroom.



img 1	Reception Room
img 2	Upstairs Dining



Indoor Spaces

The first floor is entirely occupied by an elegant reception room. High ceilings, an elegant cornice, full-length south facing sash windows and a carved stone fireplace create a sense of sophistication.

The lower ground floor features a spacious fitted kitchen, with a central island, and has access to the garden. Double doors lead through to the dining room, benefiting from inbuilt shelving. This floor also contains a pair of storage vaults and separate street access.

img 1

Reception

img 2

Kitchen





The Bedrooms

The second floor features a principal bedroom with ensuite bathroom and walk-in wardrobe while the third floor offers two more bedrooms with a shared bathroom. Both these rooms have French doors opening onto the balcony.

img 1

Principal Bedroom

img 2

Principal Ensuite



The Design

The house is presented in good condition with tasteful wooden floors in the upper storeys.





Outdoor Spaces & The Neighbourhood

The property includes a rear patio garden and south-facing balcony with rooftop views.

Lupus Street marks the southern border of a grid of terraces designed by Thomas Cubbitt in 1825. These terraces are lined in Regency townhouses, many with stucco facades or dressings, adding to the historic feel of the neighbourhood. From here, Pimlico Station is close, while Sloane Square underground station is also nearby. A little closer is Orange Square, with its popular farmers' market each weekend. Finally, the many restaurants and shops of the King's Road are within walking distance.



img 1

Balcony

img 2

Exterior

Lupus Street
SW1V

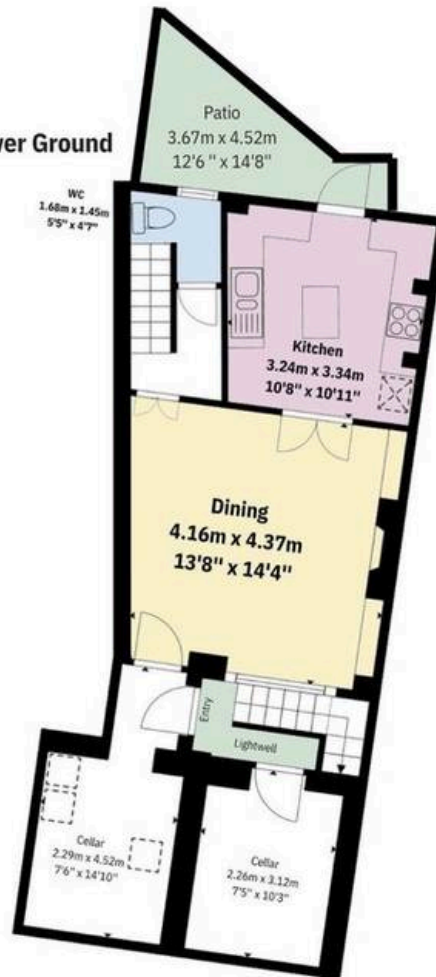
Approx Gross Internal Area
2,007 sq ft / 186.4 sq m

Approx External Area
170 sq ft / 15.8 sq m

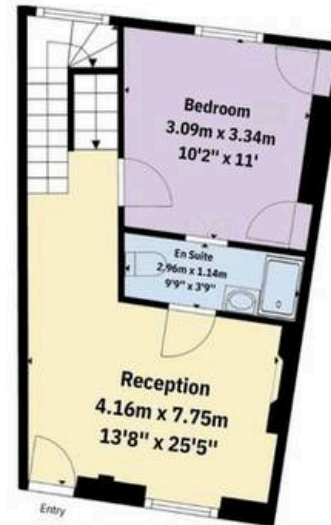
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making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

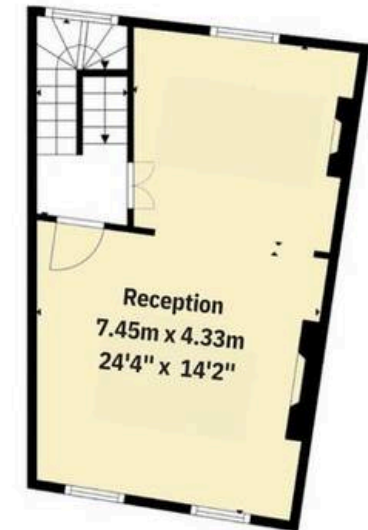
Lower Ground



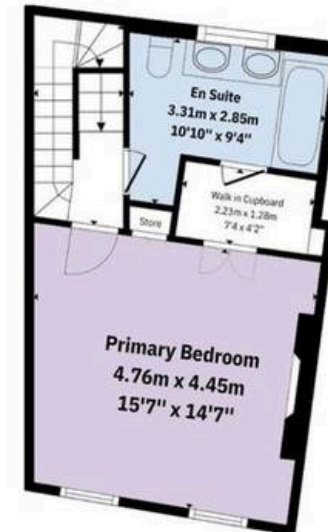
Ground Floor



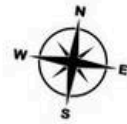
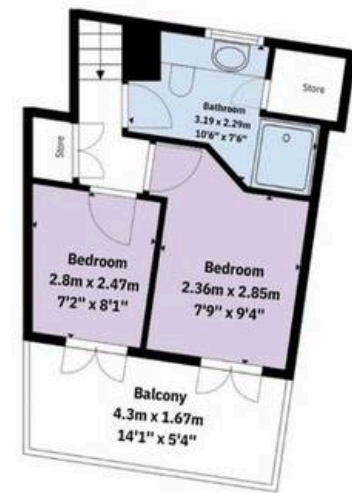
First



Second



Third



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