



## Balnel Gate, SW1V

£3,350,000

A beautifully presented and fully refurbished modern townhouse located in one of Pimlico's premier gated developments with its own garden and private parking.

Balnel Gate is set within the sought after and popular private gated development known as Bessborough Gardens with 24 hour security, parking and within easy walking distance of Pimlico Underground Station (Victoria Line) and the shopping facilities around Victoria Station (Gatwick Express, National Rail, Circle, District and Victoria lines).

### Features

- Off Street Parking
- 24 Hour Security
- Gated Development
- Garage
- Five Double Bedrooms
- Private Study



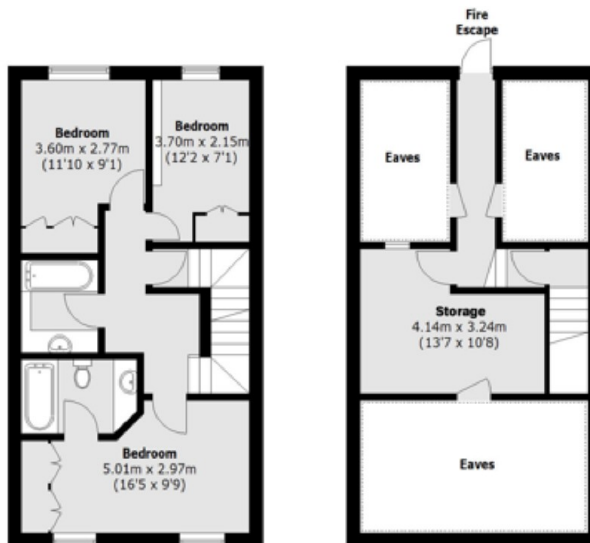
## Balnel Gate, SW1V

This is a well proportioned five bedroom, four bathroom property which is very well presented throughout and offers 24 hour security, an internal garage and further private off-street parking directly in front of the house. The ground floor open plan kitchen dining area leads onto a private patio garden then directly into the residents private garden square.



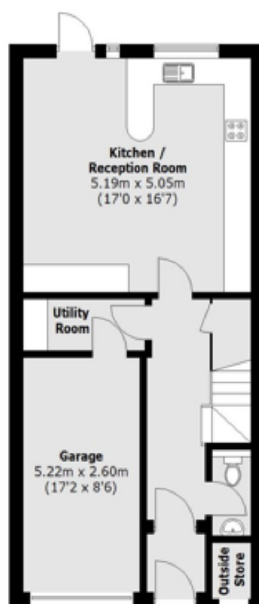


# Balviel Gate, London, SW1V

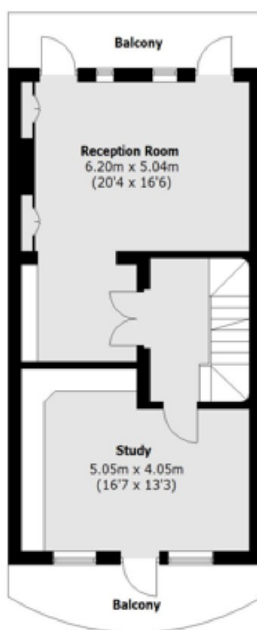


Third Floor

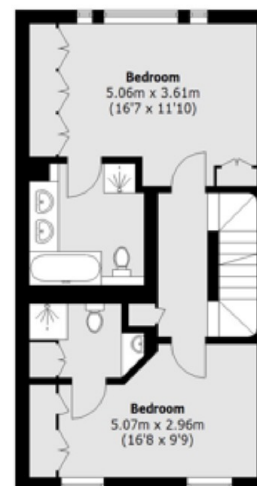
Fourth Floor



Ground Floor



First Floor



Second Floor

Total area (approx.): 232.7 sq. m (2,504.7 sq. ft)  
(Including Garage / Excluding Eaves)  
Outside Store area: 1.1 sq. m (11.8 sq. ft)  
Balcony area: 14.1 sq. m (151.8 sq. ft)

## Dexters

Westminster  
42 Denbigh Street  
London  
SW1V 2ER  
Sales  
020 7590 9570

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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Estate Agent  
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