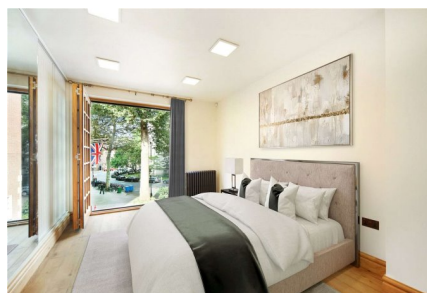


## Romney Street, SW1P

**£3,750,000** Freehold



- Freehold house
- Five bedrooms
- Five bathrooms
- Comprehensively renovated

A remarkable opportunity to purchase a sophisticated modern townhouse. Located just off Smith Square, it has been recently reconstructed behind the original Georgian façade.


## ROMNEY STREET, SW1P

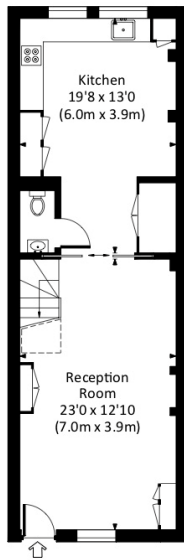
Approx. gross internal area

1776 Sq Ft. / 165 Sq M.

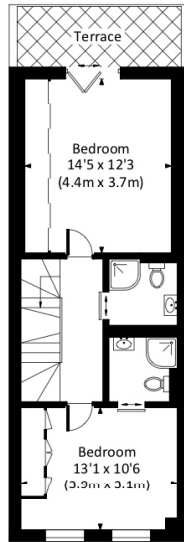
1796 Sq Ft. / 166.9 Sq M. Including Reduced Headroom



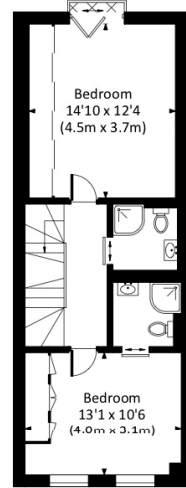
 = Reduced headroom below 1.5m / 5'0"



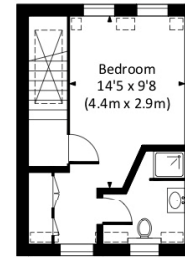
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



All measurements have been made in accordance with RICS code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2019 www.dowlingjones.com 020 7610 9933

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-91)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		82	89
England, Scotland & Wales		EU Directive 2002/91/EC	

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