

888 Upning Street, London, SW1A 2BB (Manual Sale)

KEY FACTS

3 bed · 3 bath · 2 reception
Freehold
£3,800,000
EPC B
Council Tax C

BEST BUYER FIT

- Families: multi-bedroom layout with schools nearby.
- Professionals: easy commuting via Green Park Underground Station.

WHAT TO SAY

- Use £3,800,000 as the anchor: a 3-bedroom house in London with practical daily usability.
- For commuting buyers, lead with easy access to Green Park Underground Station.
- For longer-term buyers, connect nearby schools and amenities to day-to-day convenience.
- Bring viewers to Refrigerator early to anchor the tour around real lifestyle value.

WHY THIS PROPERTY STANDS OUT

- Notable features include Refrigerator and Council Tax band C.
- Approx. 2,372 sq ft of internal space.
- Green Park Underground Station is around 0.2 miles away for commuting.
- Westminster City School, rated Good (~0.5 mi).

OPENING PITCH

This is a 3-bedroom house in London with a generous living layout, refrigerator, and council Tax band C. It is likely to appeal to families.

COMMON BUYER QUESTIONS

- **How convenient is transport from here?**
Green Park Underground Station is around 0.2 miles away, supporting straightforward commuting.
- **What should I know about nearby schools?**
Westminster City School is rated Good, around 0.5 miles away.
- **How practical is the layout?**
The layout offers 3 bedrooms, 3 bathrooms, and 2 reception rooms and should be positioned around day-to-day flow and usability.

VIEWING TALKING POINTS

- Mention Green Park Underground Station at about 0.2 miles.
- Call out nearby schooling: Westminster City School, Good (~0.5 mi).
- Highlight Refrigerator.
- Also point out Council Tax band C.
- Confirm tenure: Freehold.

SCAN FOR FULL LISTING

