

ST. GEORGES SQUARE LONDON



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WELCOME

This fantastic family home covers two floors within a beautiful Georgian townhouse, famously built by Thomas Cubitt, and has a pleasant outlook across St George's Square.

Upon entry to the property, you are greeted with towering ceilings and large windows that flood the space with natural light as oak herringbone flooring stretches out in front of you. At the front of the property is a lovely living room with a bay window and marble fireplace. This room is terrific for entertaining guests and serves as an excellent space for serving drinks and nibbles, particularly because a Butler's kitchen is in the next room.



LIGHT-FILLED LIVING

Upon entry to the property, you are greeted with towering ceilings and large windows that flood the space with natural light as oak herringbone flooring stretches out in front of you. At the front of the property is a lovely living room with a bay window, a large marble fireplace and full-height working shutters. This room is terrific for entertaining guests and serves as an excellent space for serving drinks and nibbles, particularly because there is a Butler's kitchen adjacent.





LIVING SPACES

The main living space is on the lower ground floor, where the family spends most of their time. An open plan area with a substantial kitchen that leads through to a dining and living area beyond. It is a great space for the whole family to gather and relax, whilst also providing excellent sight lines for keeping an eye on children while preparing food in the kitchen.

There is also an atrium that allows the light to flow through the lower ground floor and serves as a gym area or, as it is at present, a children's playroom.





FEAST YOUR EYES

The Butlers' kitchen on the ground floor is fitted with handmade bespoke Smallbone-style maple units topped with black granite worktops. There is a fridge, freezer, and dishwasher as well.

On the lower ground floor is the main kitchen. It is an impressive space with handmade wooden kitchen units topped by black granite worktops. The central island provides an informal seating area, a freezer, and concealed kitchen bins. There is an integrated dishwasher and space for a second one if required. Double electric ovens, a steamer and microwave, all by Miele, and a fridge complete the appliances, ensuring you have everything you need to prepare a delicious meal.

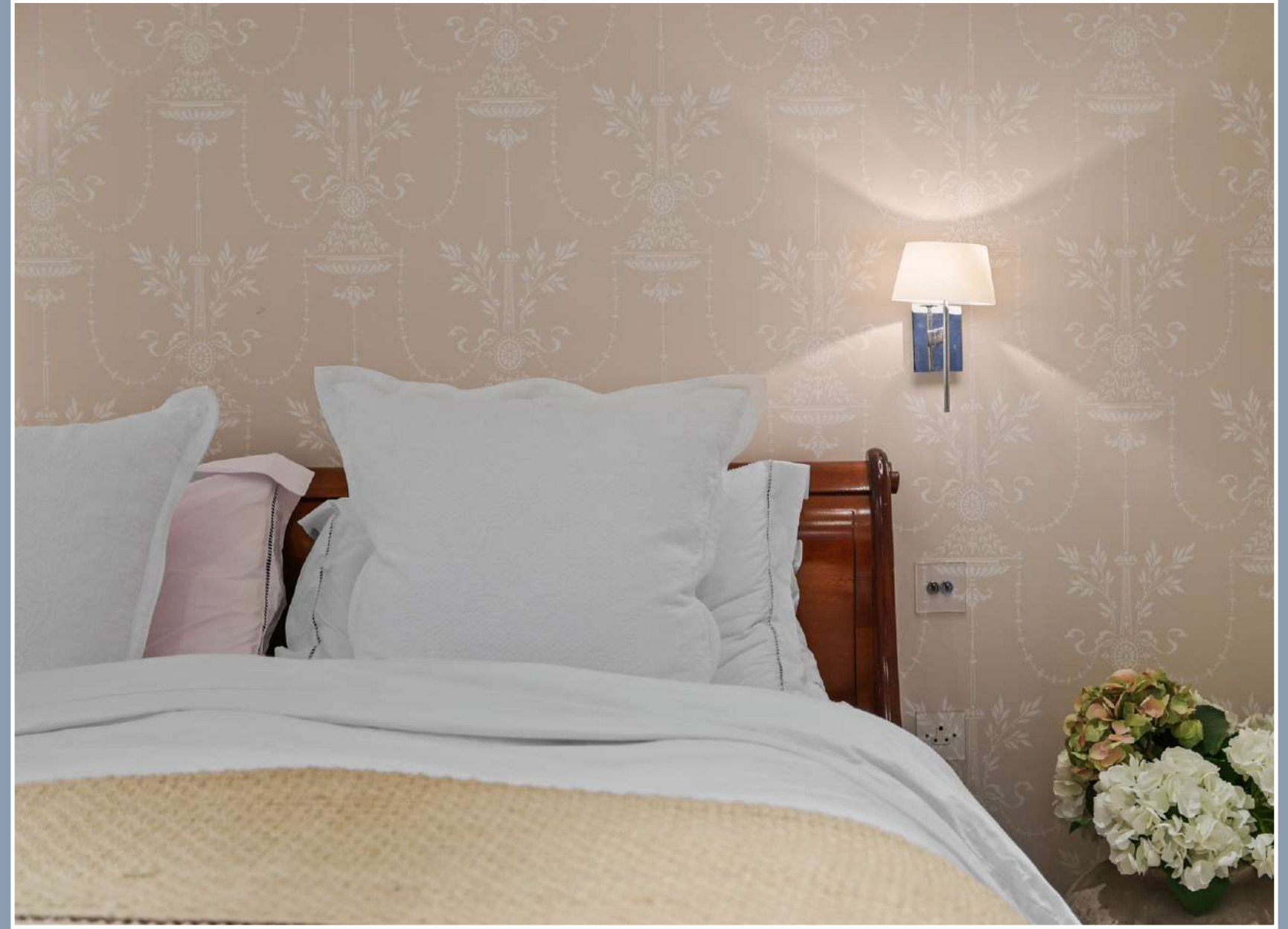
There is plumbing and space for a washing machine, tumble dryer and another freezer in a separate vault area.





2 PRINCIPAL SUITES

Because the property covers two separate floors, there is effectively a choice of two principal bedrooms. On the ground floor, the bedroom at the rear has an en-suite bathroom, fitted wardrobes and a feature fireplace. To the lower ground floor is another en-suite bedroom with a bathroom and a roof light that fills the space with natural light.





REST & REFRESH

The lower ground floor has a second bedroom with a Jack & Jill en-suite shower room and access to a centralised atrium that allows natural light to pour in. On the ground floor, the 4th bedroom is currently used as a lovely home office.

With 4 bathrooms in total, there is no shortage of options to enjoy a long soak. All fittings are of the highest quality, sourced from CP Hart.

NB: Each floor provides separate heating and electrical systems. This duplication of boilers and wiring ensures that you and your family will never be left without heating or hot water and offers great comfort and peace of mind.





OUT & ABOUT

St George's Square offers a fantastic outdoor area on the doorstep. Tended and maintained, this prestigious garden area is highly desirable.

The location of St George's Square couldn't be better. Close to the Tate and Battersea Power Station for great days out, fabulous world-class restaurants for dinner, and a newly refurbished Dolphin Square Health Club for keeping fit. The schools in this area are some of the best in the country, with Pimlico Academy around the corner or, of course, private options at Young England, Francis Holland, Eaton House or Westminster if your budget allows.

Pimlico Tube station is just 200 yards away, and you are only a stop from Victoria or two stops from Green Park. Access to Heathrow and Gatwick Airport by train is simple for overseas travel and trains across the country. Eurostar connections at King's Cross St. Pancras and Waterloo are within easy reach.

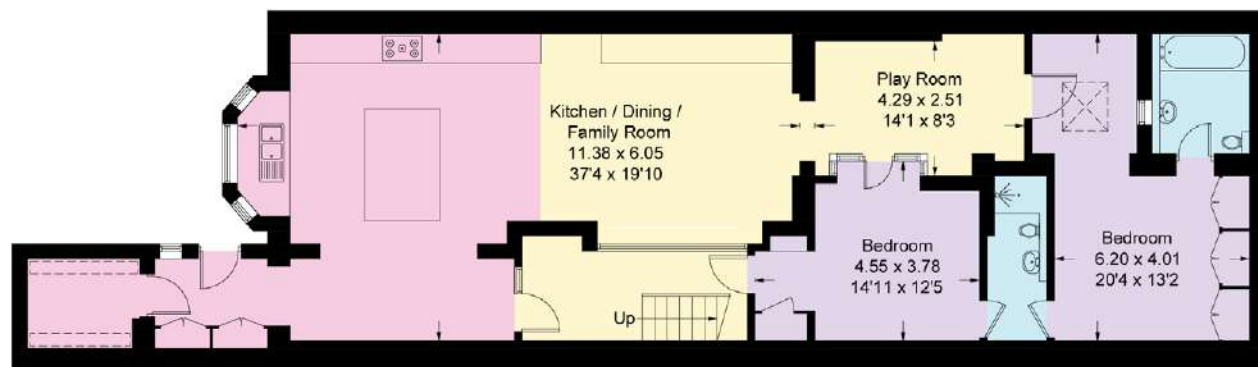
Finally, the Westminster council residents' parking permit allows car parking in some of the most popular hotspots in the area if you prefer to drive.

St. George's Square, SW1V

Approximate Gross Internal Area = 224.7 sq m / 2419 sq ft
(Including Reduced Headroom)



Raised Ground Floor



Lower Ground Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
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.
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FINER DETAILS

- Four bedrooms
- Four bathrooms
- Hand-made kitchen units with Miele appliances
- Oak parquet flooring
- CP Hart bathroom fittings
- Integrated Bose sound system
- Underfloor heating throughout the lower ground floor
- Period features, including original marble fireplace
- 3.6m high ceilings
- Open-plan living space
- Separate ground floor reception room
- Separate butler's kitchen
- Guest WC
- Utility room
- Tenure: Leasehold, 169 years unexpired
- Local Authority: City Of Westminster
- Council Tax Band: F
- Ground Rent: Peppercorn
- Service Charge: £4,500 per annum
- Energy Performance: EPC Rating = D



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



Milk: There is a choice between the convenience store in Dolphin Square adjacent, a large Sainsbury's, Waitrose and Tesco's within easy reach for everything from a full shop to an emergency bottle of milk.



An adventure: The location is ideal for families, with world-class museums, art galleries and parks in abundance. We enjoy days out at Kensington Palace Gardens, Kew Gardens or Hampton Court by boat.



Dinner: There are many great restaurants nearby we favour. Cambridge Street Kitchen, Daylesford and Colbert are family favourites.



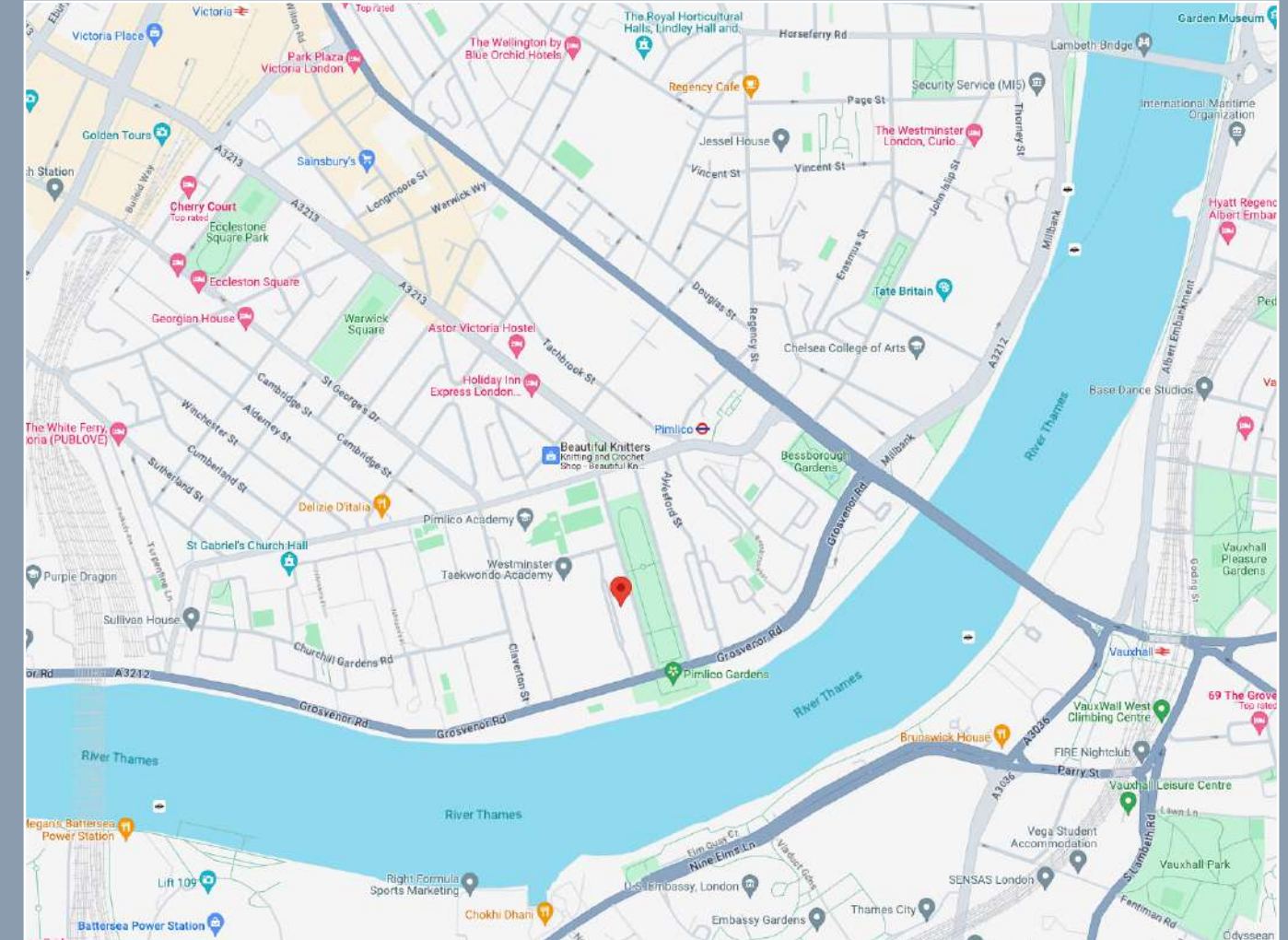
A day out with the children: Battersea Park is great for a day out with the children or a walk with the dog, and the newly revamped Battersea Power Station site has masses of shops and restaurants and is just a 20-25-minute walk away.



Shopping: Retail therapy in Kings Road, Knightsbridge, Bond Street, Sloane Street, Elizabeth Street and Eccleston Yards are all close by.



Workout: Queen Mother Sports Centre and Dolphin Square are excellent and very close. Both have a magnificent pool and squash courts & there are also Tennis courts at Dolphin Square. Nearby, you'll also find Psyche, Barry's Bootcamp and Gymbox.



ST. GEORGES SQUARE LONDON



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