



## 104 St. Georges Square Pimlico, London, SW1V 3QY

A two bedroom flat in excellent condition and with super entertaining space located on the second floor within this period building with direct lift access overlooking the garden square. The apartment benefits from a very bright reception room with high ceilings and river views. St George's Square is approximately five minutes' walk from Pimlico Underground Station.

Lease : 999 years from 25/03/2018 plus a

Share of Freehold

Service Charge : £5185.48 for the current service charge year.

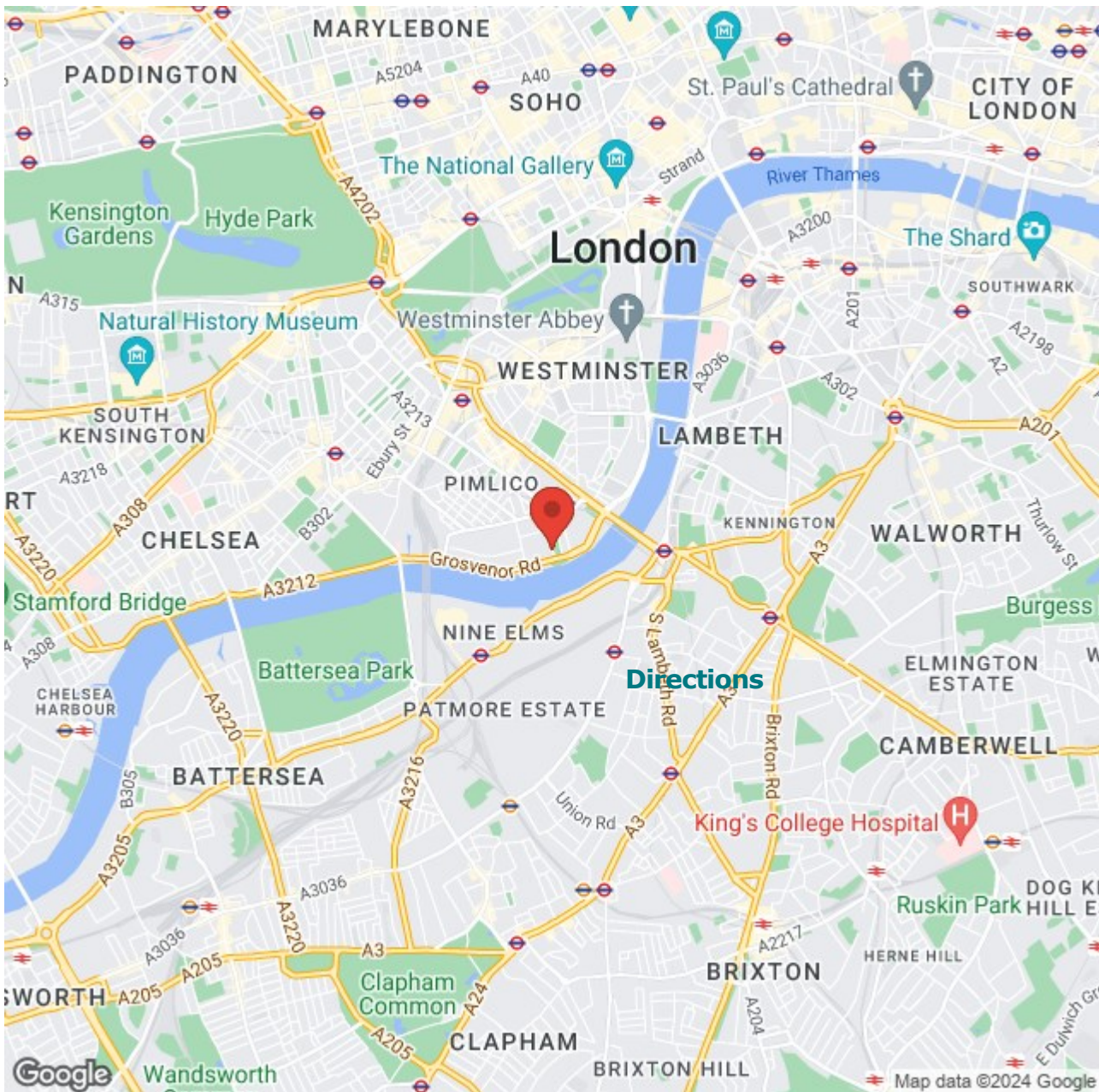
**£940,000**

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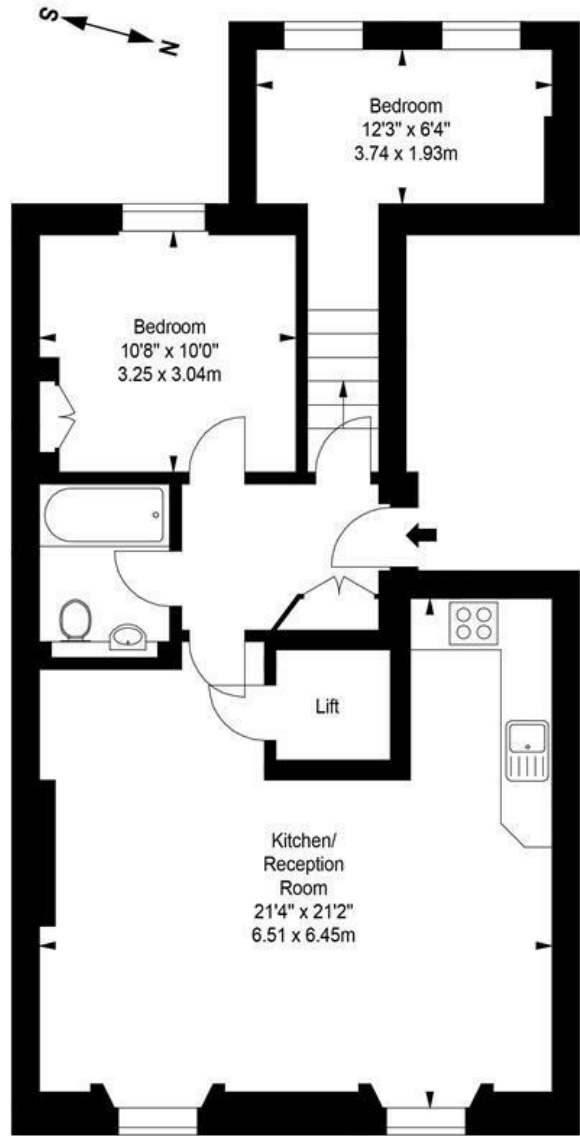
- 2 Bedrooms
- Bathroom
- Open plan reception room with Kitchen
- Excellent for entertaining
- Lift
- Close to Pimlico Underground
- Close to Tate Gallery and Houses of Parliament
- Access to Square Gardens of Parliament





## Floor Plan

Flat D,  
104 St. Georges Square, SW1  
Approximate gross internal area  
703 sq ft / 65.3 sq m  
(Excluding Lift)



Second Floor

Illustration For Identification Purposes Only. Not To Scale  
\*Floorplan Drawn According To RICS Guidelines

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(82-91) A	Very energy efficient - lower running costs			(81-91) A	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(69-81) B				(69-80) B			
(55-68) C				(55-68) C			
(39-54) D				(39-54) D			
(21-38) E				(21-38) E			
(13-20) F				(13-20) F			
(1-12) G	Not energy efficient - higher running costs			(1-12) G	Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		71	79	England & Wales		68	79
EU Directive 2002/91/EC				EU Directive 2002/91/EC			