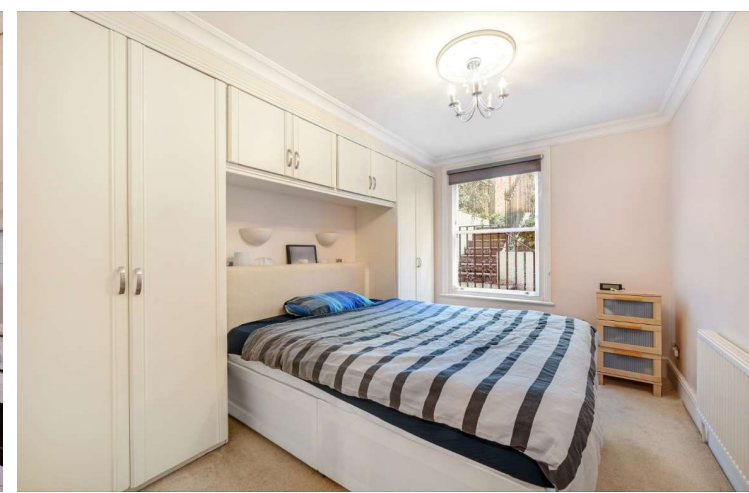
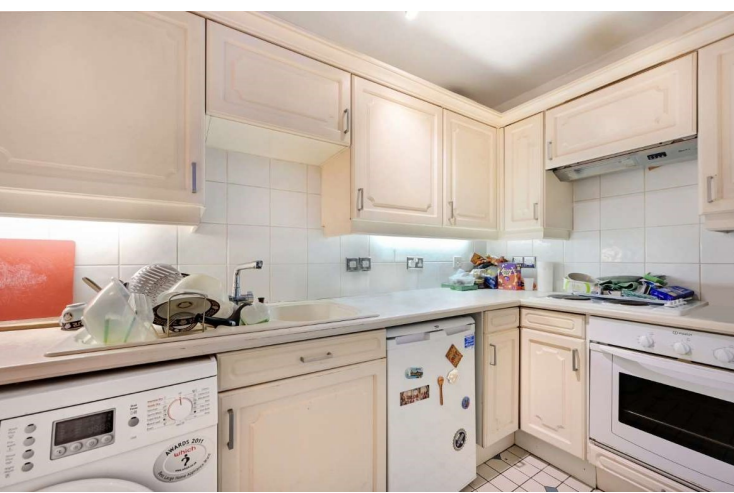




Hartington House
Drummond Gate, SW1V





A charming and spacious one double bedroom apartment situated within a sought after gated development further comprising large reception room with floor to ceiling windows leading on to a private patio, a well equipped kitchen and bathroom. The property further benefits from having its own main entrance, Allocated parking space, 24 hour porter and direct access onto a garden square. The property is offered with no onward chain.

Lindsay Square is located moments from Pimlico underground station (Victoria line) as well as Victoria (Victoria, District and Circle lines, mainline station and Gatwick Express) and the shops, cafes and restaurants of Pimlico and Westminster.

- A Charming One Bedroom Apartment
- Large Reception Room
- Modern Kitchen and Bathroom
- Underground Parking Space
- Gated Development with 24 hr Porter
- Own Entrance and Patio

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)	74	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tenure: Share of Freehold (962 years remaining on lease)
Service Charge: £4,515 per annum (Approximately)
Ground Rent: £0 Peppercorn
Local Authority: City of Westminster
Council Tax Band: E

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Hartington House,
Drummond Gate, SW1V

Approximate Gross Internal Area
53.62 sq m / 577 sq ft

Store
0.56 sq m / 6 sq ft

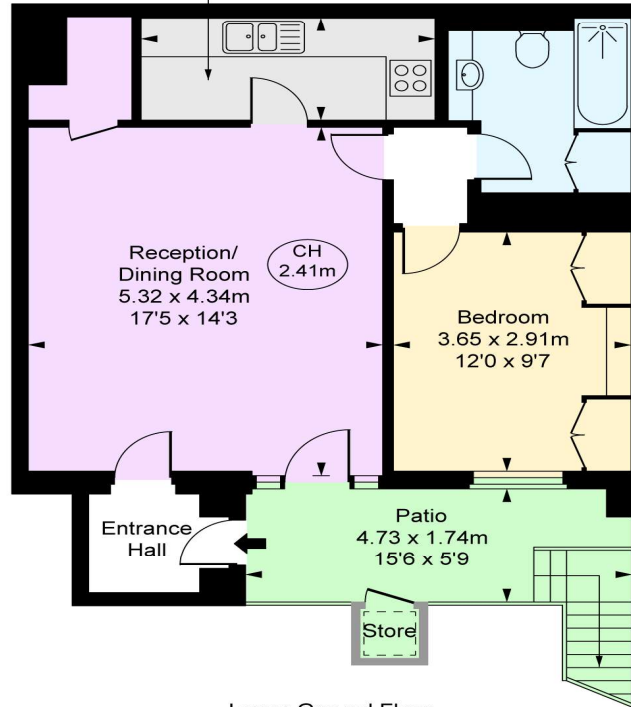
Total Areas Shown On Plan
54.17 sq m / 583 sq ft

(Including restricted height
under 1.5m [- - - - -])

(CH = Ceiling Heights)



Kitchen
3.60 x 1.57m
11'10 x 5'2



Lower Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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