



Warwick Square
London, SW1V

CHESTERTONS





This stunning four bedroom maisonette on Warwick Square offers the charm and spaciousness of a grand family home, cleverly arranged over two floors for ultimate convenience. Step inside and be greeted by a grand, fully integrated kitchen with breakfast bar and island seamlessly flowing into a spacious dining area. High ceilings and large windows bathe this lateral space in light, while a feature fireplace adds a touch of classic elegance. Descend to the lower ground floor and discover the master bedroom suite, complete with a luxurious en-suite, ample built-in storage, and French doors leading directly onto a private patio garden. Two further double bedrooms, each boasting en-suites and walk-in wardrobes, ensure comfort and privacy for all. A family room overlooking the patio garden offers the perfect space for shared moments, while a utility room and three storage vaults (one integrate and two external) provide ample storage solutions.

This exceptional residence seamlessly blends modern luxury with Victorian charm. Original features like fireplaces and high ceilings are meticulously preserved, while contemporary flourishes like parquet floors in the main living areas and wood floors on the lower ground floor add a touch of modern sophistication. The bathrooms are impeccably presented, boasting modern tiling and a timeless elegance. The herringbone patterned wood floor in the dining room and kitchen adds a touch of classic charm. The first-floor living room truly embodies grandeur, featuring ornate cornice work, a grand marble fireplace, and floor-to-ceiling windows framing a captivating view of the historic Victorian terrace across the street.

Warwick Square, with its residents only garden square is superbly located for the vast array of shops, cafes and restaurants of Pimlico, Belgravia and Chelsea and excellent transport links of nearby Victoria station.

- Grand, modern kitchen with breakfast bar & island flows into a spacious dining area.
- Master suite with en-suite, built-in storage & access to a private patio garden.
- 3 further double bedrooms (2 with en-suite bathrooms)
- High ceilings & original features throughout, complimented by modern finishes.
- Private balcony & inviting roof terrace offer outdoor space.
- Location on Warwick Square provides charm and a prestigious address.

Asking Price £2,800,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D	68	76
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold – 999 Years from 25 March 1993 plus Share of Freehold
Service Charge: £4,780 (Approx.)
Ground Rent: No ground rent
Local Authority: City of Westminster
Council Tax Band: G

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WARWICK SQUARE, SW1

APPROXIMATE GROSS INTERNAL AREA

LOWER GROUND FLOOR (INCLUDING INTERNAL VAULT AND REDUCED HEIGHT) = 1597 SQ. FT. (148 SQ. M.)
GROUND FLOOR = 947 SQ. FT. (88 SQ. M.)

TOTAL = 2544 SQ. FT. (236 SQ. M.)

VAULT (EXCLUDING REDUCED HEADROOM) = 84 SQ. FT. (8 SQ. M.)
REDUCED HEADROOM = 74 SQ. FT. (7 SQ. M.)
TOTAL = 2702 SQ. FT. (251 SQ. M.)



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