



St. Georges Square  
Pimlico, SW1V

CHESTERTONS



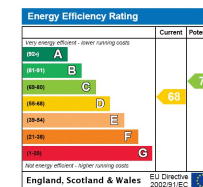


Steeped in history and boasting contemporary charm, this stunning period conversion occupies the top two floors of a handsome stucco-fronted building overlooking St Georges Square. Light floods through the expansive floor-to-ceiling windows in the reception room, which opens onto a large West facing private terrace – perfect for entertaining with breath-taking views. The modern kitchen and dining room provide a stylish space for hosting, while the two double bedrooms and two bathrooms, one en-suite, offer comfortable accommodation. Additional features include an extremely spacious eaves storage area, which has the potential to be converted STPP, convenient lift access and the benefit of being sold with no onward chain.

Situated just moments from Pimlico Underground station, this property is surrounded by a vibrant array of shops, cafes, and restaurants. The River Thames, Battersea Power Station development and the expansive green spaces of Battersea Park are also within easy reach, offering the perfect blend of city living and outdoor escape.

- Stunning period conversion
- Light-filled reception room with floor-to-ceiling windows Large private terrace, West facing, overlooking St Georges Square
- Modern kitchen and dining room
- Two double bedrooms and two bathrooms (one en-suite)
- Lift access, spacious eaves storage, and no onward chain
- Prime location on sought after garden square

Asking Price £1,100,000



**Tenure:** Share of Freehold (999 years from 25/12/1996)

**Service Charge:** £3,500 p.a. (Approx)

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** G

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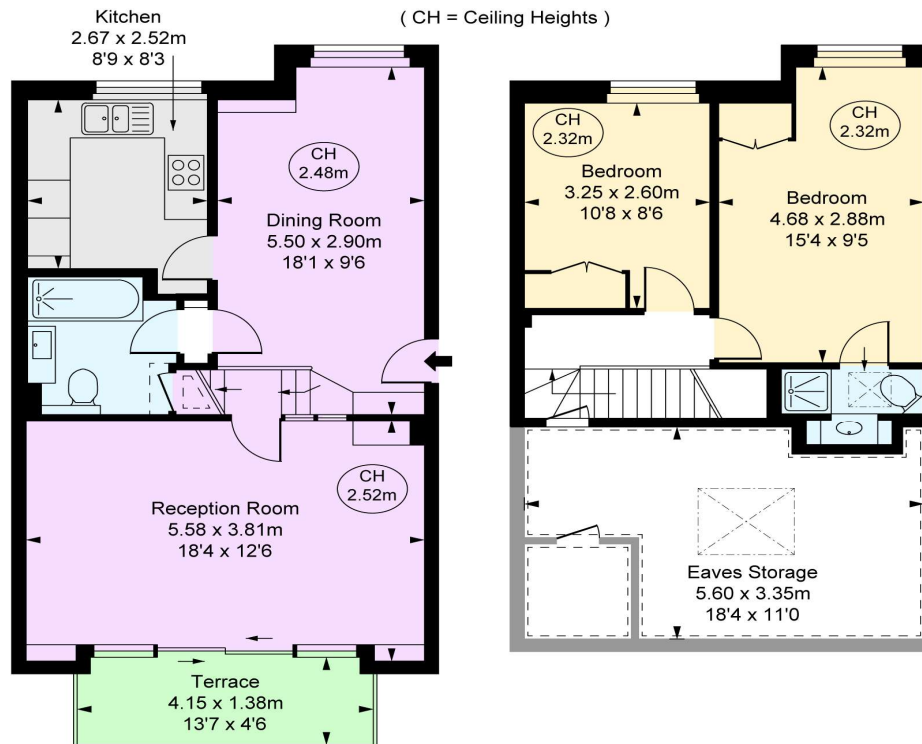
## St. Georges Square, SW1V

Approximate Gross Internal Area  
 78.81 sq m / 848 sq ft  
 Eaves Storage  
 18.09 sq m / 195 sq ft

**Total Areas Shown On Plan**  
**96.90 sq m / 1,043 sq ft**

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

(CH = Ceiling Heights)



**Fourth Floor**  
 Approximate Gross Internal Area  
 49.35 sq m / 531 sq ft

**Fifth Floor**  
 Approximate Gross Internal Area  
 29.46 sq m / 317 sq ft

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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