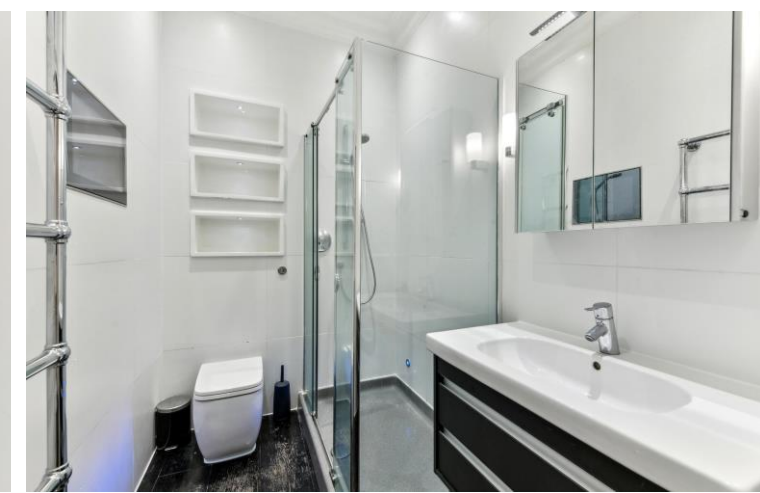
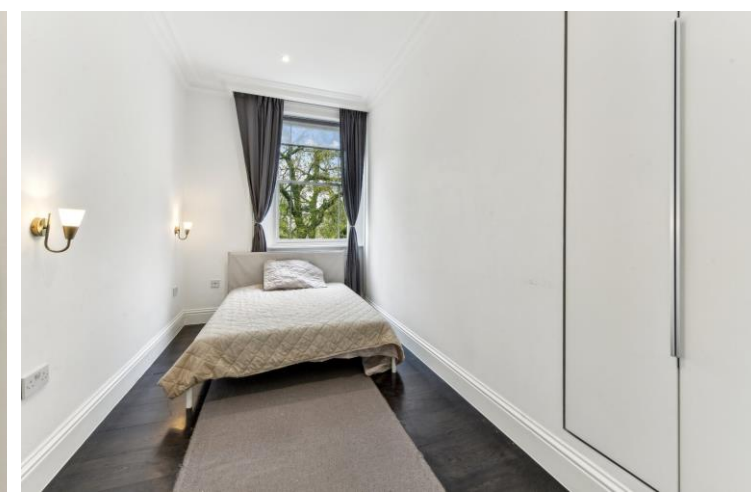




St. Georges Square  
London, SW1V

CHESTERTONS









An immaculately presented two bedroom period conversion in this Stucco fronted building on one of Pimlico's finest squares. The property further comprises open plan reception room with modern kitchen, family bathroom and additional storage space.

St George's Square is a dog friendly garden square situated moments from the river Thames and the green open spaces of Battersea Park. The location allows for easy access for cafes, shops and restaurants of Pimlico and nearby transport links including Pimlico (Victoria line) and Victoria (Victoria, Circle and District underground lines, Mainline station and Gatwick Express).

- An Immaculately Presented Two Bedroom Conversion
- Stucco Fronted Building
- Open Plan Reception Room
- Modern Kitchen and Bathroom
- Access to Garden Square

Asking Price £825,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		82
69-80	C		
55-68	D	68	
49-54	E		
41-48	F		
35-40	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

**Tenure:** Leasehold Expires on 9<sup>th</sup> December 2191

**Service Charge:** £2,100 p.a.

**Ground Rent:** £100 p.a.

**Local Authority:** Westminster

**Council Tax Band:** F

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

westminster@chestertons.co.uk

020 3040 8201

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# St Georges Square, SW1V

Approximate gross internal area

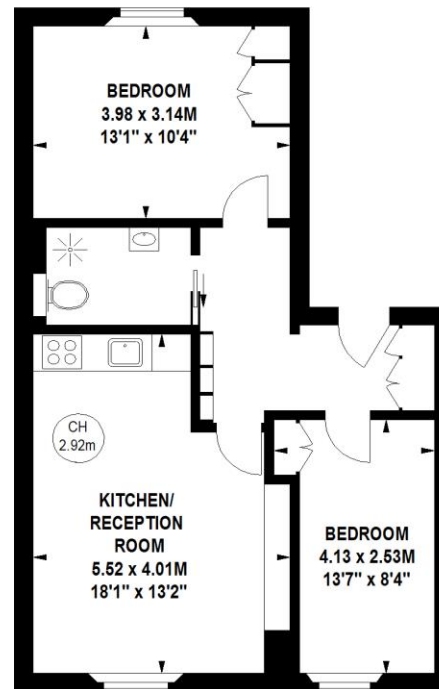
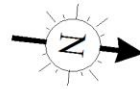
57.23 sq m / 616 sq ft

(Including Store)

Store

2.04 sq m / 22 sq ft

Key :  
CH - Ceiling Height



Second Floor

Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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