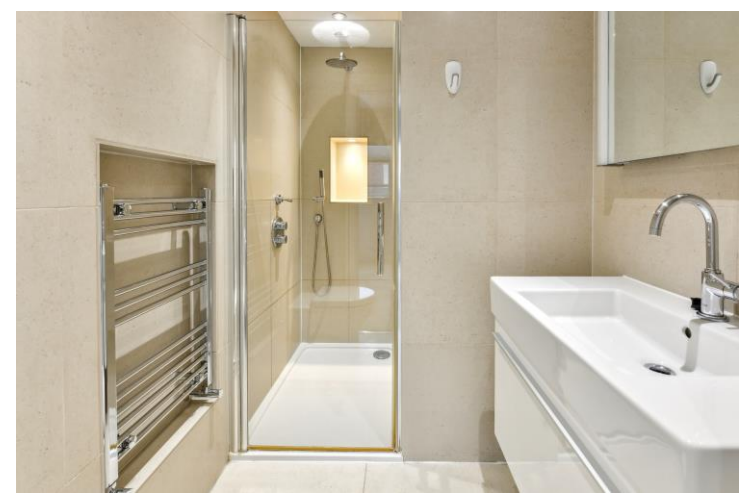




St Georges Square  
Pimlico, SW1V

CHESTERTONS









A stunning and immaculately presented split level flat in this handsome Stucco fronted building located on one of Pimlico's finest squares. The property is arranged over two floors comprising large reception room measuring nearly 44 m<sup>2</sup>, a separate modern kitchen, three bedrooms and three bathrooms. Further benefits include access onto large square facing balcony with pleasant views and no onward chain.

St Georges Square is conveniently located for easy access for the river Thames, Pimlico underground stations (Victoria line) and shops, cafes and restaurants of Pimlico, Battersea Power Station, the green open spaces of Battersea Park and as well as transport links at nearby Victoria (Victoria, Circle and District lines, Mainline station and Gatwick Express).

- Stunning, immaculately presented split-level flat in a handsome stucco-fronted building.
- Located on one of Pimlico's finest squares, St Georges Square.
- Arranged over two floors, featuring a large ~44 sq m reception room.
- Three bedrooms and three bathrooms, plus a separate modern kitchen.
- Large square-facing balcony with pleasant views.
- No onward chain, convenient for Pimlico and Victoria transport links, Battersea Park, and the Thames.

Asking Price £1,995,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		82
69-80 C	71	
55-68 D		
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold – 999 from 1 January 2015

**Service Charge:** £8,298 for year ending 31/12/2024 - figure includes £1,800 towards the sinking fund.

**Ground Rent:** Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** D

*Chestertons Westminster & Pimlico Sales*

105 Wilton Road

London

SW1V 1DZ

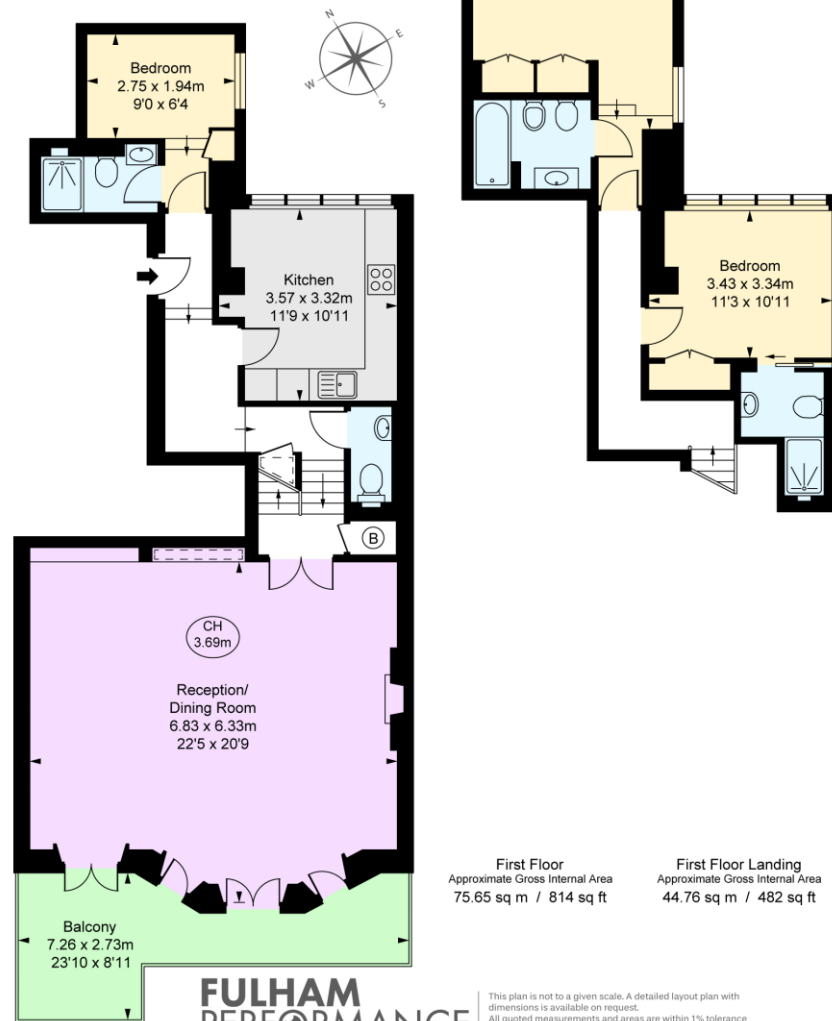
westminster@chestertons.co.uk

020 3040 8201

chestertons.co.uk

St Georges Square, SW1V  
Approximate Gross Internal Area  
120.41 sq m / 1,296 sq ft

( Including restricted height  
under 1.5m [ ] [ ] [ ] [ ] )  
( CH = Ceiling Heights )



**FULHAM**  
**PERFORMANCE**  
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request.  
All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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