



Warwick Square  
London, SW1V

CHESTERTONS









A magnificent first and second floor split level property located on Pimlico's finest Warwick Square offering accommodation spanning 1,125 square feet.

Steeped in history this stunning period conversion occupies a split level first and second floor handsome stucco-fronted building overlooking Warwick Square. Light floods through the expansive French windows in the reception room benefiting from high ceilings, which opens onto a West facing private balcony – perfect for entertaining with breath-taking views. With a separate kitchen and dining area, with the two double bedrooms and two bathrooms, one en-suite, offer comfortable accommodation. Additional features include convenient lift access, vast amount of built in storage, share of freehold, and the benefit of being sold with no onward chain.

Warwick 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.

- Elegant period conversion set over the first and second floors of a handsome stucco-fronted building.
- Light-filled reception room with high ceilings and expansive French windows
- Stunning Property Located On Warwick Square with a private West-facing balcony
- Two spacious double bedrooms, Two bathroom, including one en suite
- Share of freehold ownership included
- No Onward Chain

Asking Price £1,500,000

Energy Efficiency Rating		
Energy efficiency class - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-81 C		
61-71 D		
51-61 E		
41-51 F		
31-41 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Share of Freehold - From 22 January 2008 to 29 September 2140

**Service Charge:** £9362 (Including £1,333 Reserve Fund)

**Ground Rent:** £0

**Local Authority:** City of Westminster

**Council Tax Band:** F

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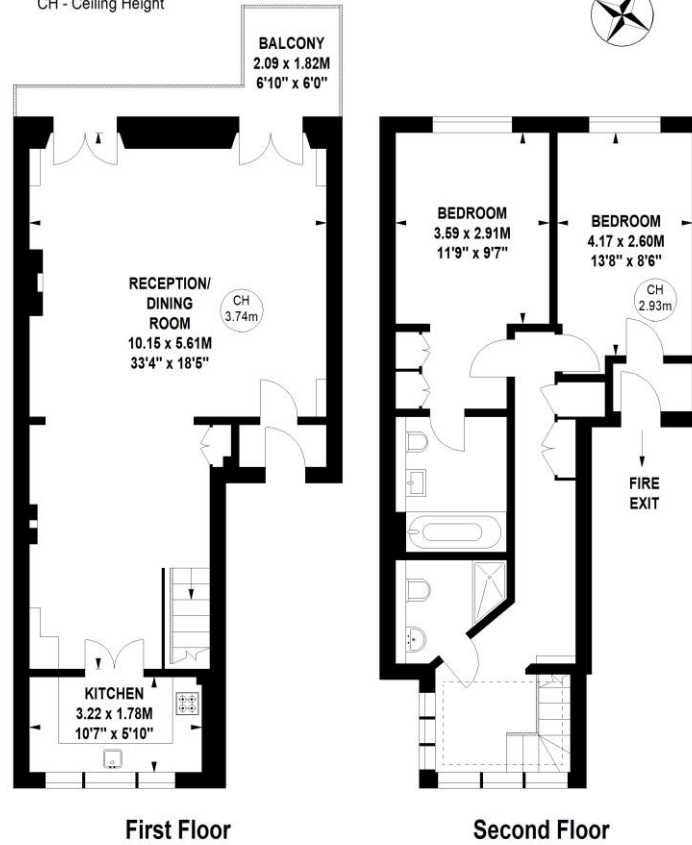
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# Warwick Square, Pimlico, SW1V

Approximate gross internal area

104.51 sq m / 1125 sq ft

Key :  
CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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