



Hartington House
4 Drummond Gate, SW1V

Asking Price £2,000,000

CHESTERTONS





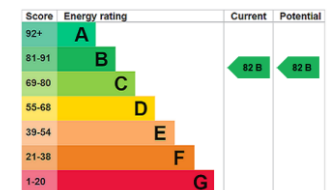
A well laid out penthouse situated within a sought after gated development offering nearly 1650 sq ft of living accommodation.

The layout comprises a generously proportioned reception room with views overlooking the communal gardens, a separate kitchen with dining room, three double bedrooms, with the master featuring an en-suite bathroom and separate family bathroom. The property is one of only a handful of penthouses featuring two balconies.

Additional benefits include secure underground parking and 24-hour concierge service, contributing to a secure and convenient living environment.

Bessborough Gardens is strategically located, offering convenient access to Pimlico underground station (Victoria Line), the River Thames, and the comprehensive retail, dining, and cultural amenities of Pimlico and Westminster.

- Nearly 1650 sq ft penthouse in a gated development
- Three double bedrooms, master with en-suite
- Two balconies and views of communal gardens
- Secure underground parking and 24-hour concierge
- Close to Pimlico underground station and the River Thames
- Convenient access to local amenities in Pimlico and Westminster



Tenure: Leasehold 1000 years from 31 October 1986 plus Share of Freehold
Service Charge: £12,904 p.a.(Service charge - £6,336 + Reserve fund £6,568)
Ground Rent: No Ground Rent
Local Authority: City of Westminster
Council Tax Band: H

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Hartington House,
Drummond Gate, SW1V
Approximate Gross Internal Area
153.01 sq m / 1,647 sq ft

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



Fourth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All 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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