



St Georges Drive
SW1V

Offers in Excess £1,000,000

CHESTERTONS





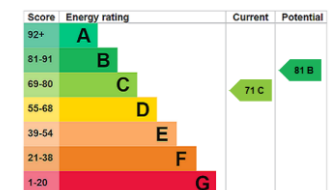
A beautifully presented two double bedroom period conversion set within an elegant stucco-fronted building in the heart of prime Pimlico. Positioned on the corner of the building, the flat is bathed in natural light through expansive windows and boasts impressive 3.12m high ceilings. Offering a rare sense of privacy, the property is located on the raised ground floor and features its own private entrance.

The property further comprising a large reception room perfect for entertaining, separate kitchen fitted with high standard Neff appliances, Features one master bedroom, with en-suite bathroom. There is a flexible additional room which can be used as a study, dining room, or as a guest bedroom. The property benefits from having its own entrance, share of freehold and no onward chain.

Ideally positioned as a prime London home or a sophisticated pied-à-terre, this exceptional property offers generous entertaining space paired with the charm and convenience of a classic Pimlico location. The residence spans approximately 848 sq ft in total.

St Georges Drive is conveniently located for the shops, cafes and restaurants of Pimlico and Victoria Street and benefits from excellent transport links of Victoria (Victoria, Circle and District underground lines, Mainline station and Gatwick Express).

- A beautifully presented two double bedroom flat set within a handsome stucco-fronted building
- Located on the corner of the building, the property enjoys abundant natural light and 3.12m high ceilings.
- Situated on the raised ground floor with its own private entrance, offering a rare sense of privacy.
- Benefits from a share of freehold, no onward chain, and measures approximately 848 sq ft in total.
- Excellent Location & Transport Links: Ideally located near the shops, cafés, and restaurants of Pimlico and Victoria



Tenure: Share of Freehold - 999 years from 25 March 1993

Service Charge: £3609.48 Per Annum

Ground Rent: £120 Per Annum

Local Authority: City of Westminster

Council Tax Band: F

Chestertons Westminster & Pimlico Sales

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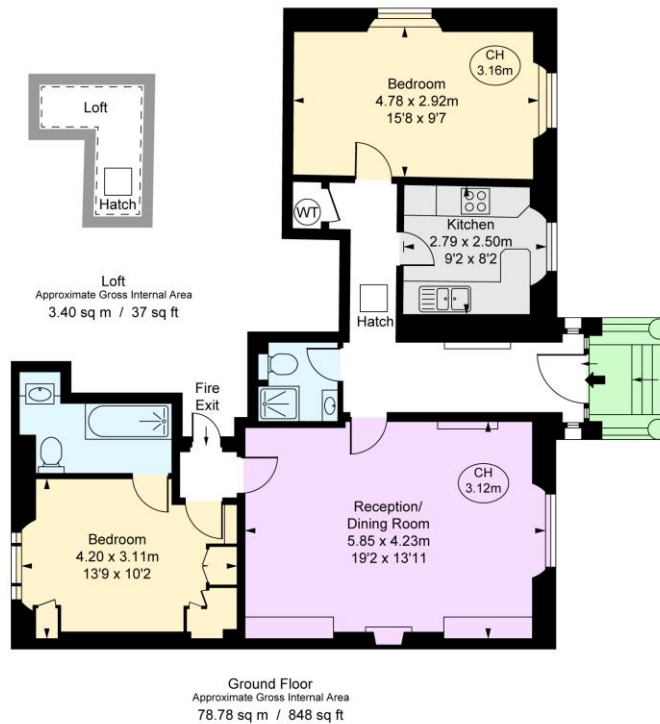
■ Approximate Gross Internal Area
78.78 sq m / 848 sq ft

■ Loft
3.40 sq m / 37 sq ft

Total Areas Shown On Plan
82.18 sq m / 885 sq ft

(Including restricted height
under 1.5m (— — — —))

(CH = Ceiling Heights)



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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