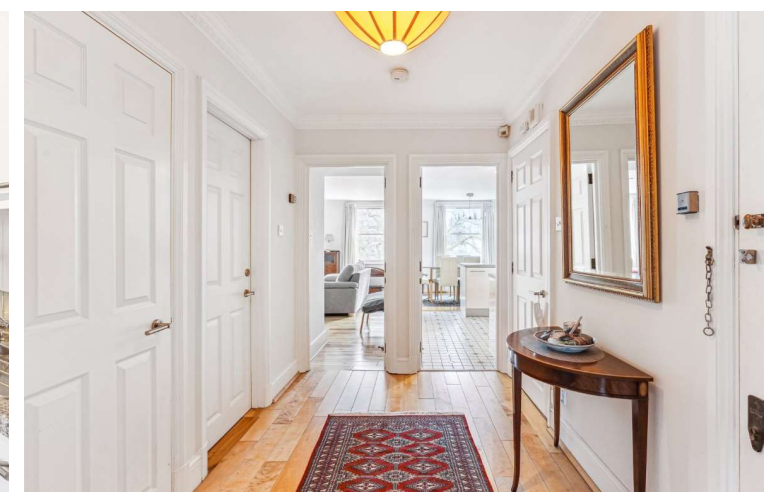




Hartington House  
4 Drummond Gate, SW1V

CHESTERTONS





A superb 3rd floor flat in this exclusive, portered development close to Pimlico station comprising 2 double bedrooms with a good sized en suite off the master bedroom, a further bathroom, spacious reception / dining room overlooking the very well maintained award winning gardens and a well equipped kitchen. The property benefits from lift access, private allocated parking and is offered with share of freehold and no onward chain.

Lindsay Square is situated within the gated development of Bessborough Gardens conveniently located moments from Pimlico underground station (Victoria line), shops, bars and restaurants of Pimlico and Victoria with excellent transport links including Gatwick Express, District, Circle and Victoria lines and mainline stations.

- Award Winning Secure Garden Development
- 2 Bedrooms, 2 Bathrooms, 1 Reception, Dining Room
- Semi Open Plan Kitchen
- Lift Access
- Private Parking and 24 Hour Porter
- No Onward Chain

Asking Price £1,175,000

Energy Efficiency Rating		Current	Potential
100-91	A		
81-91	B		
61-81	C	79	83
41-61	D		
21-41	E		
1-21	F		
1-20	G		

Not energy efficient - higher rating costs  
EU Directive 2002/91/EC  
 England, Scotland & Wales

**Tenure:** Share of Freehold (962 year and 9 months remaining on lease)  
**Service Charge:** £6500 (Approximately)  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** G

*Chestertons Westminster & Pimlico Lettings*

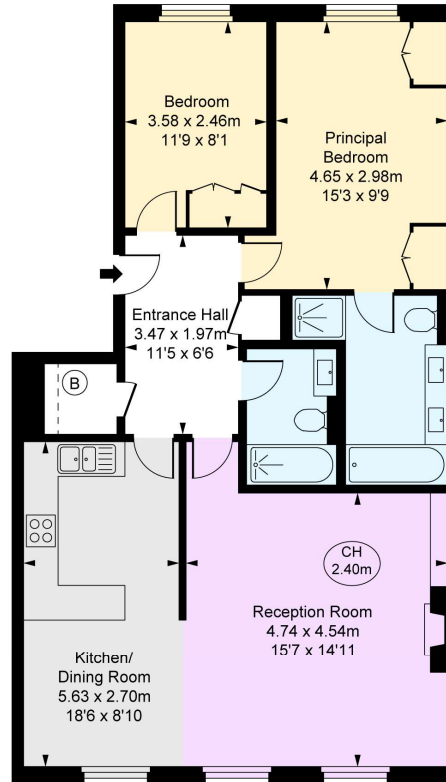
105 Wilton Road  
 London  
 SW1V 1DZ  
 westminster@chestertons.co.uk  
 02030408220  
 chestertons.co.uk

Hartington House,  
Drummond Gate, SW1V

Approximate Gross Internal Area  
84.29 sq m / 907 sq ft

( Including restricted height  
under 1.5m [-----] )

( CH = Ceiling Heights )



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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