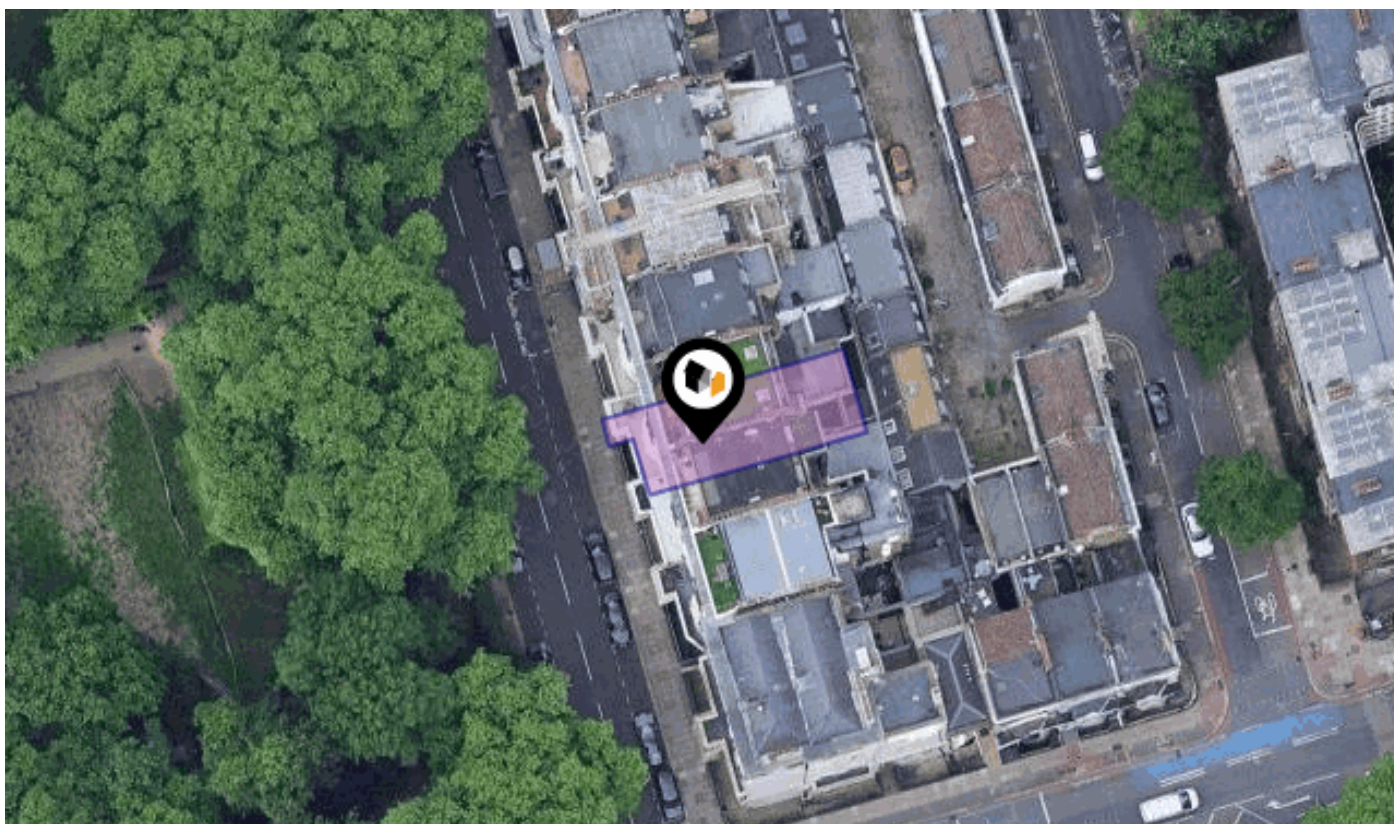


See More Online

# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Tuesday 05<sup>th</sup> August 2025**



## ST. GEORGES SQUARE, LONDON, SW1V

### Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

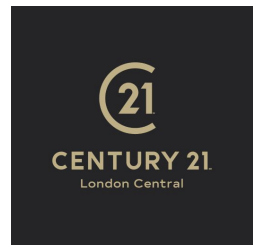
www.century21uk.com



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**aprift**  
Lettings Intelligence

# Introduction

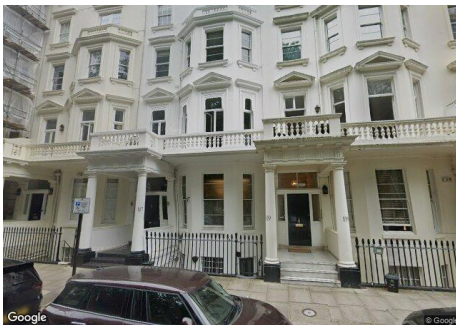
## Our Services



**Our Agency:** Century21  
**Your Agent:** Roger Collings  
**Agent Contact:** 020 7630 1099  
**Agent Email:** roger.collings@century21uk.com

Welcome to St. Georges Square, a stunning apartment located in the heart of London. This beautifully designed property offers a comfortable and luxurious living experience, perfect for those seeking a stylish and convenient lifestyle. With 1/2 spacious bedrooms, 1 modern bathroom, and 1 toilet, (currently configured as 1 bedroom and study with sofa bed) this apartment provides ample space for both relaxation and entertainment. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas, making it an ideal space for hosting guests or enjoying quality time with family. The apartment boasts a generous building area of 888sqft, providing plenty of room for all your needs. The sleek and contemporary design is complemented by high-quality finishes and fixtures, ensuring a sophisticated and elegant ambiance throughout. Located in the desirable St. Georges Square, this property offers a prime location with easy access to the vibrant city life of London. Enjoy the convenience of nearby amenities, including shops, restaurants, and entertainment venues, all within walking distance. The price guide for this exceptional property is available upon application, ensuring that you have the opportunity to secure this remarkable apartment at a competitive rate. Don't miss out on the chance to make this luxurious property your new home. Contact us today to arrange a viewing and experience the epitome of modern living at St. Georges Square. Available 3rd September 2025

# Property Overview



## Property

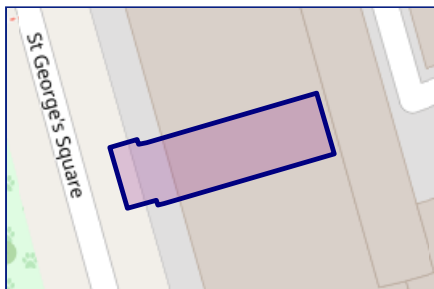
Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	16/04/2000
Floor Area:	1,108 ft <sup>2</sup> / 103 m <sup>2</sup>	End Date:	01/01/2999
Plot Area:	0.04 acres	Lease Term:	999 years from 1 January 2000
Year Built :	1930-1949	Term Remaining:	974 years
Title Number:	NGL785629		

## Local Area

Local Authority:	City of westminster	Estimated Broadband Speeds	
Conservation Area:	Pimlico	(Standard - Superfast - Ultrafast)	
Flood Risk:			
• Rivers & Seas	Very low	17 mb/s	- mb/s
• Surface Water	Very low		
Mobile Coverage:		Satellite/Fibre TV Availability:	
(based on calls indoors)			

## Freehold Title Plan

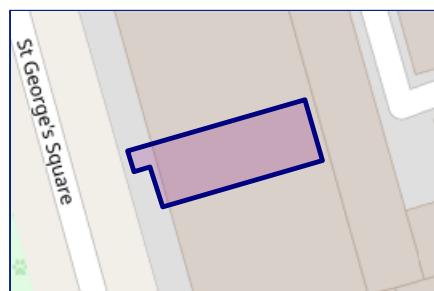
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**NGL759960**

## Leasehold Title Plan

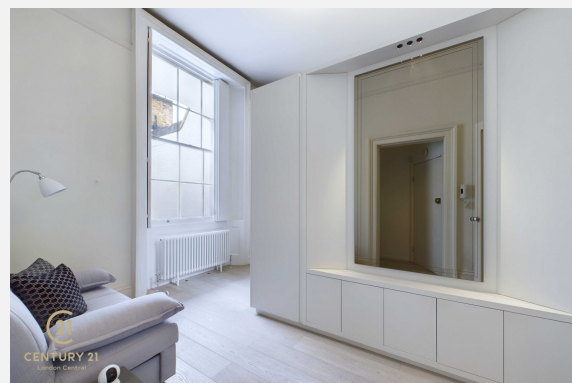
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**NGL785629**

Start Date:	16/04/2000
End Date:	01/01/2999
Lease Term:	999 years from 1 January 2000
Term Remaining:	974 years







# Gallery Photos

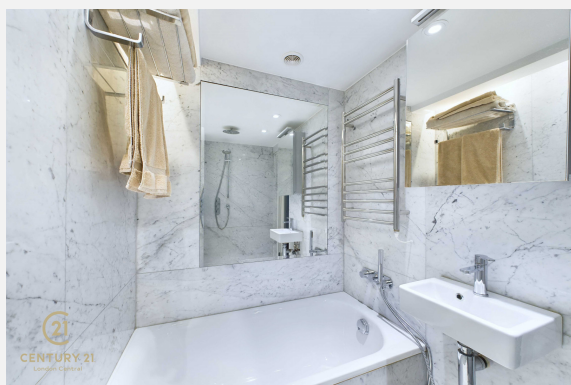
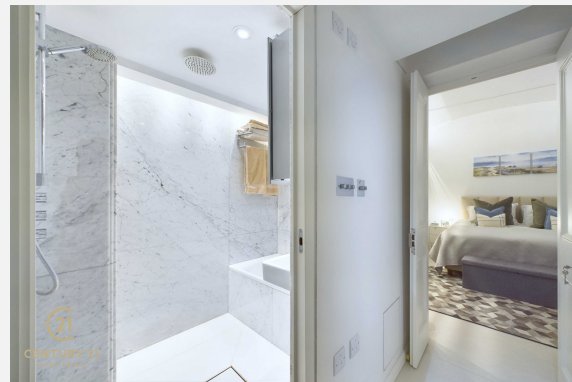






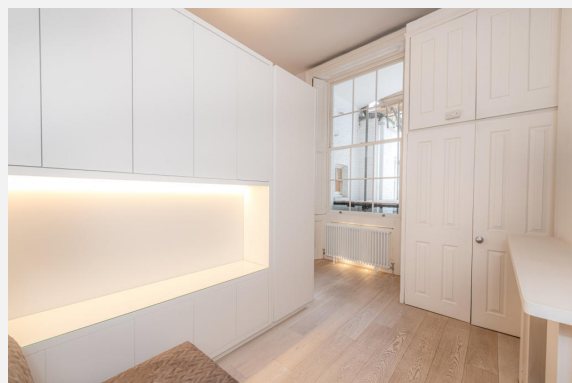
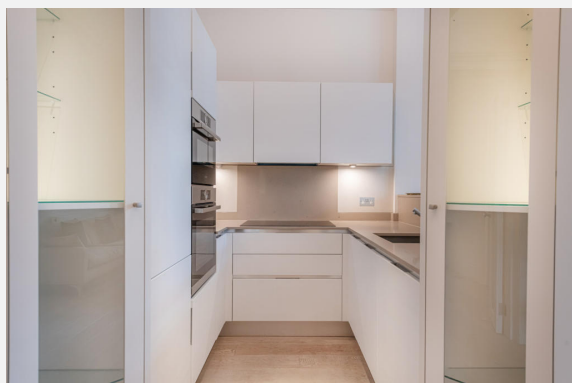
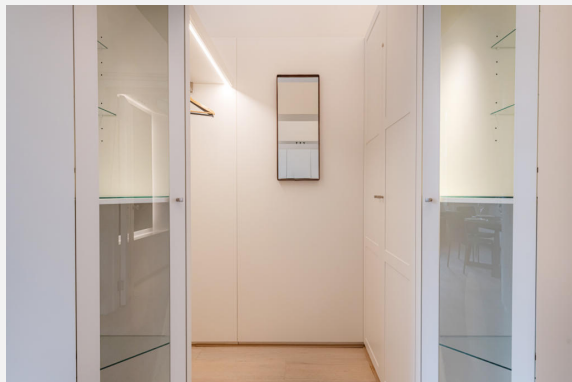


# Gallery Photos













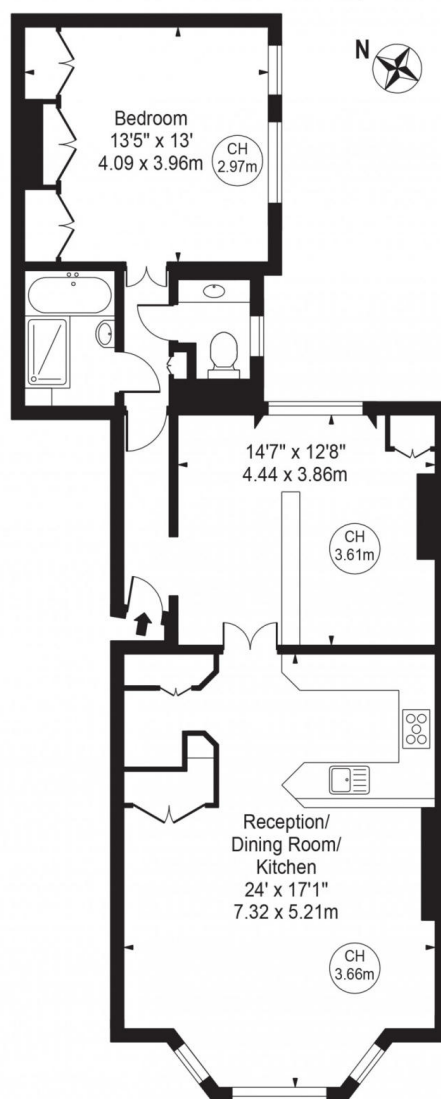






## ST. GEORGES SQUARE, LONDON, SW1V

St. Georges Square  
Approx. Gross Internal Area 888 Sq Ft - 82.50 Sq M

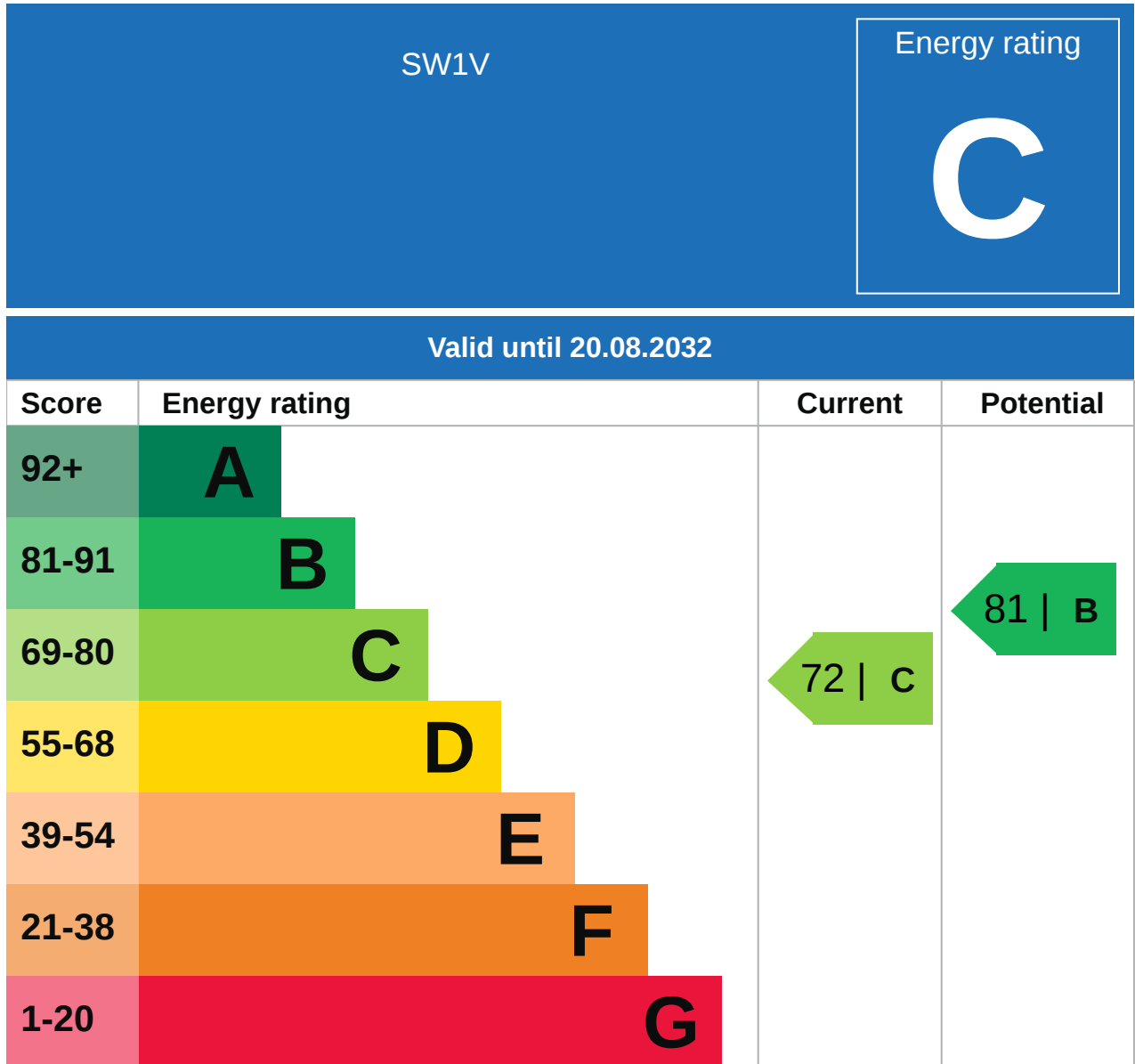


Raised Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Copyright Morriarti Photography & Design LTD



## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Floor Level:</b>	-1
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Not defined
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	(another dwelling above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in 64% of fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	103 m <sup>2</sup>



# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

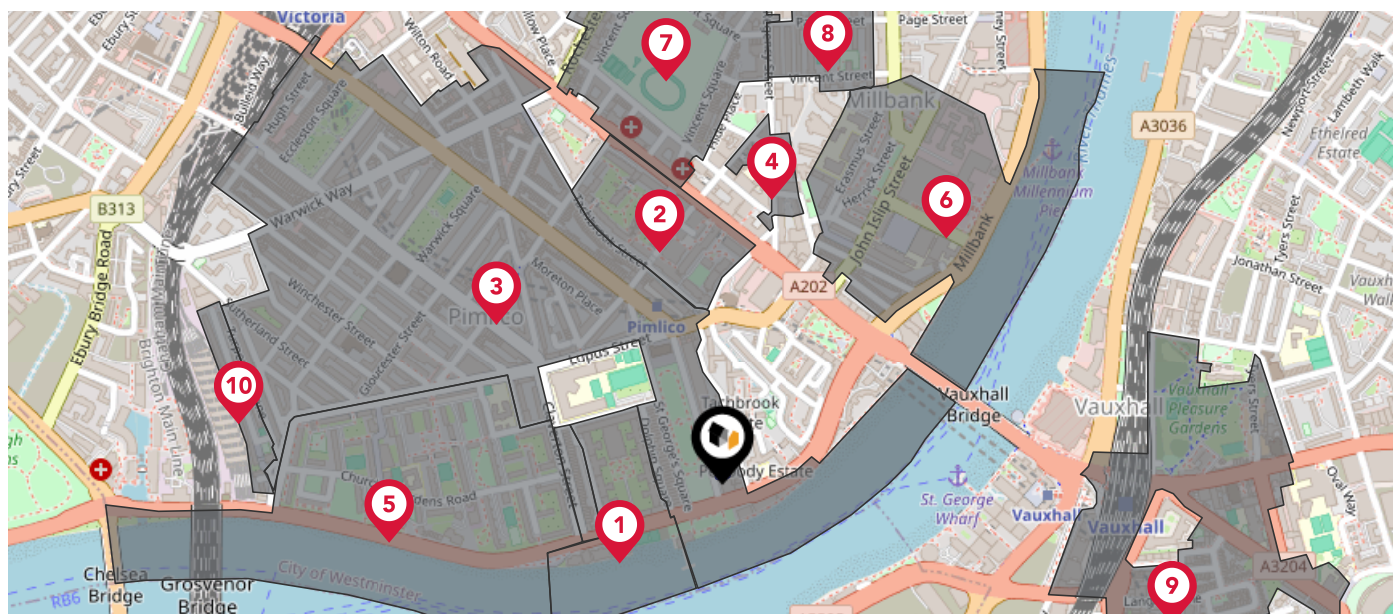
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

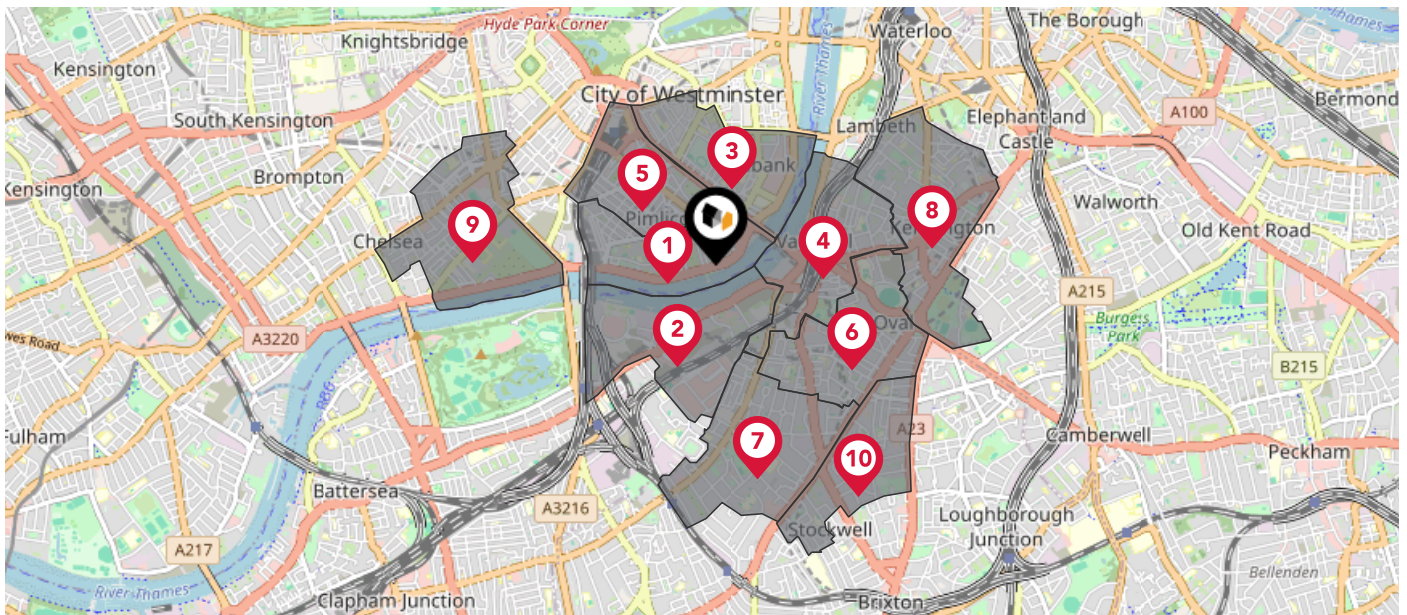
- 1 Dolphin Square
- 2 Lillington Gardens
- 3 Pimlico
- 4 Regency Street
- 5 Churchill Gardens
- 6 Millbank
- 7 Vincent Square
- 8 Page Street
- 9 Vauxhall
- 10 Peabody Avenue













# Maps

## Council Wards

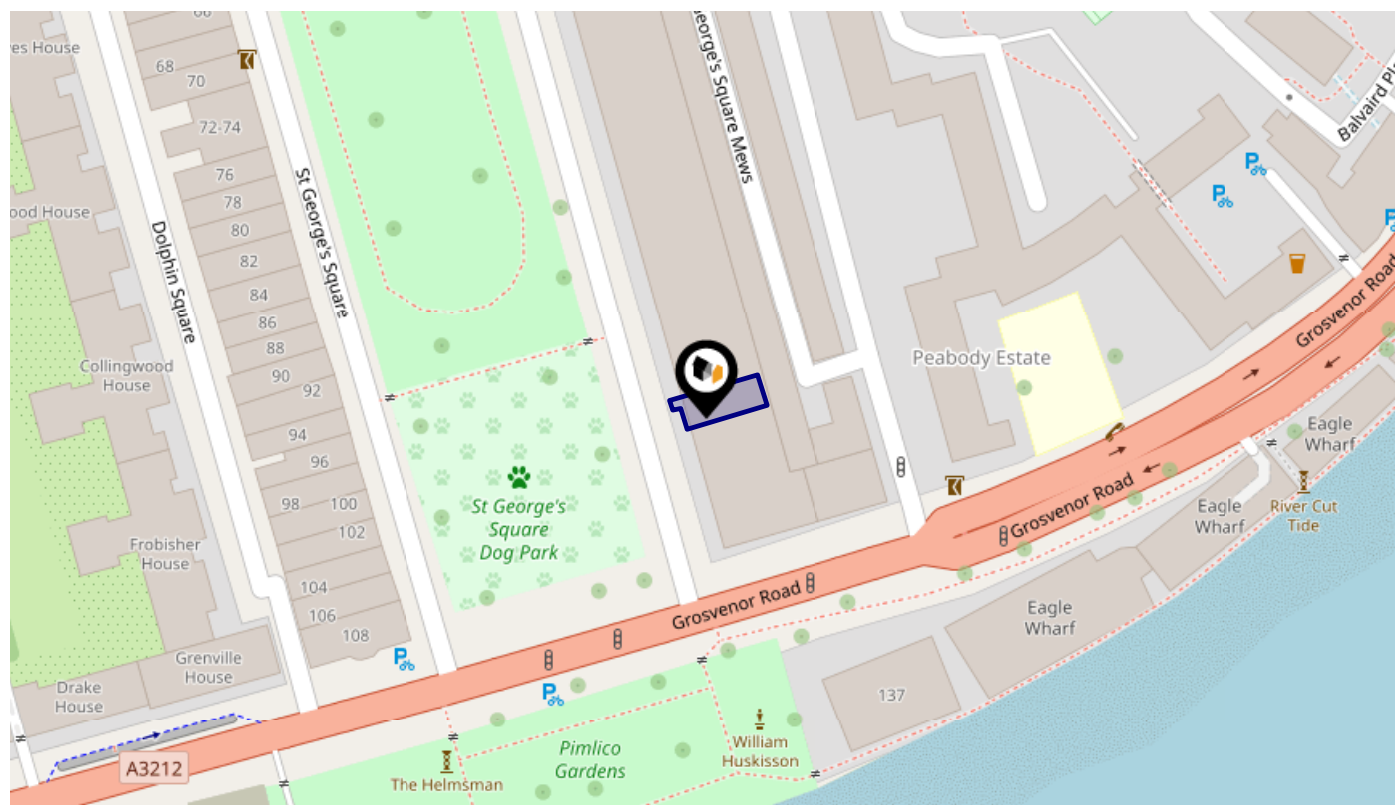
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Pimlico South Ward
-  Nine Elms Ward
-  Vincent Square Ward
-  Vauxhall Ward
-  Pimlico North Ward
-  Oval Ward
-  Stockwell West & Larkhall Ward
-  Kennington Ward
-  Royal Hospital Ward
-  Stockwell East Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



## Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<span style="color: red;">■</span>
4		70.0-74.9 dB	<span style="color: orange;">■</span>
3		65.0-69.9 dB	<span style="color: yellow;">■</span>
2		60.0-64.9 dB	<span style="color: green;">■</span>
1		55.0-59.9 dB	<span style="color: blue;">■</span>



# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

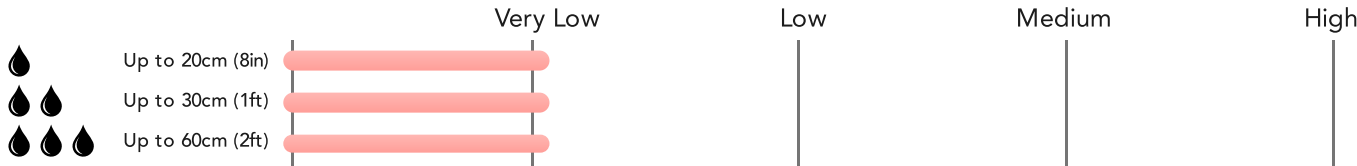


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

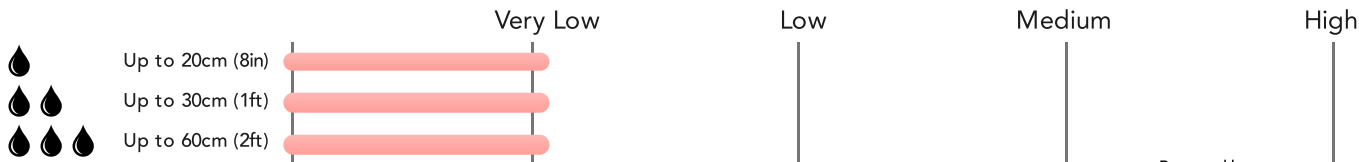


Risk Rating: Very Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

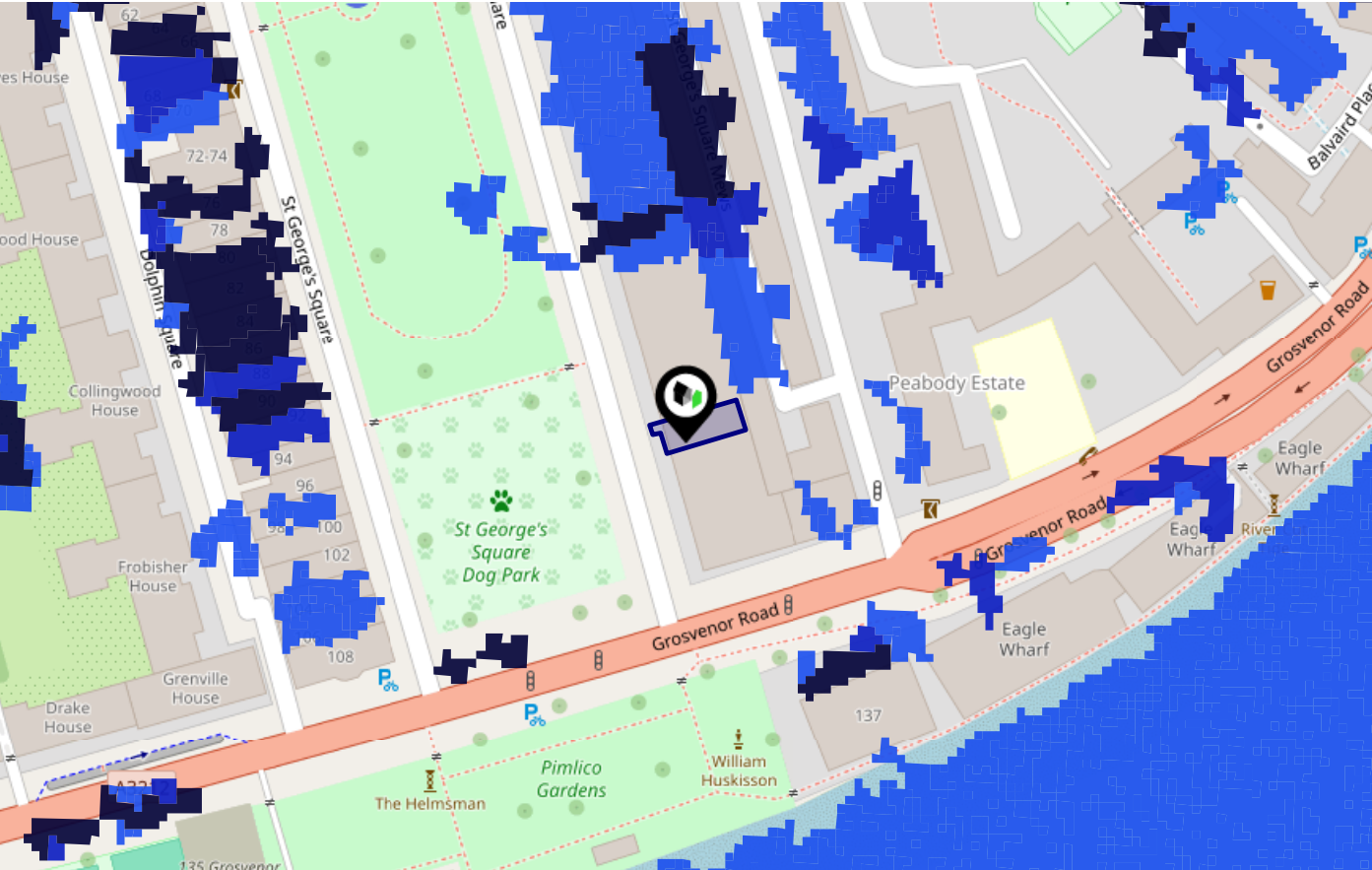
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

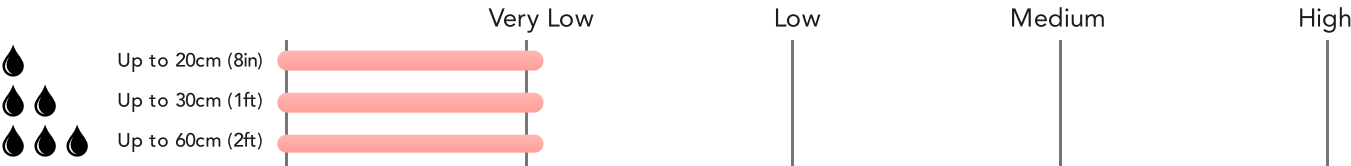


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

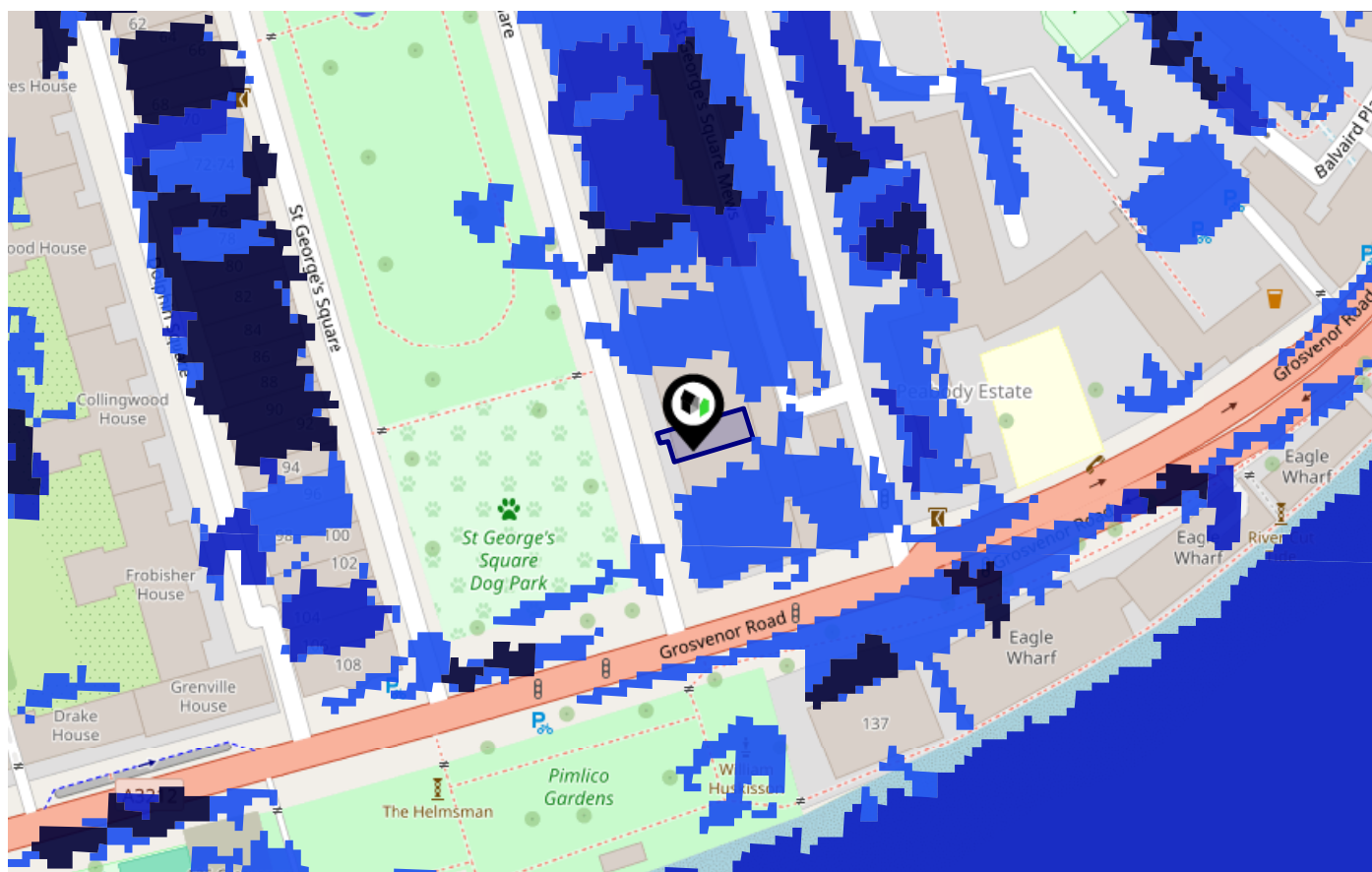
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

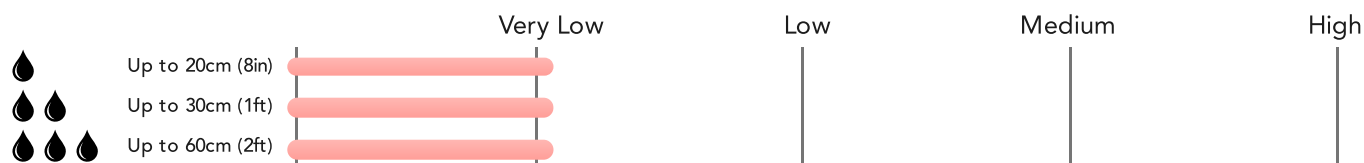


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

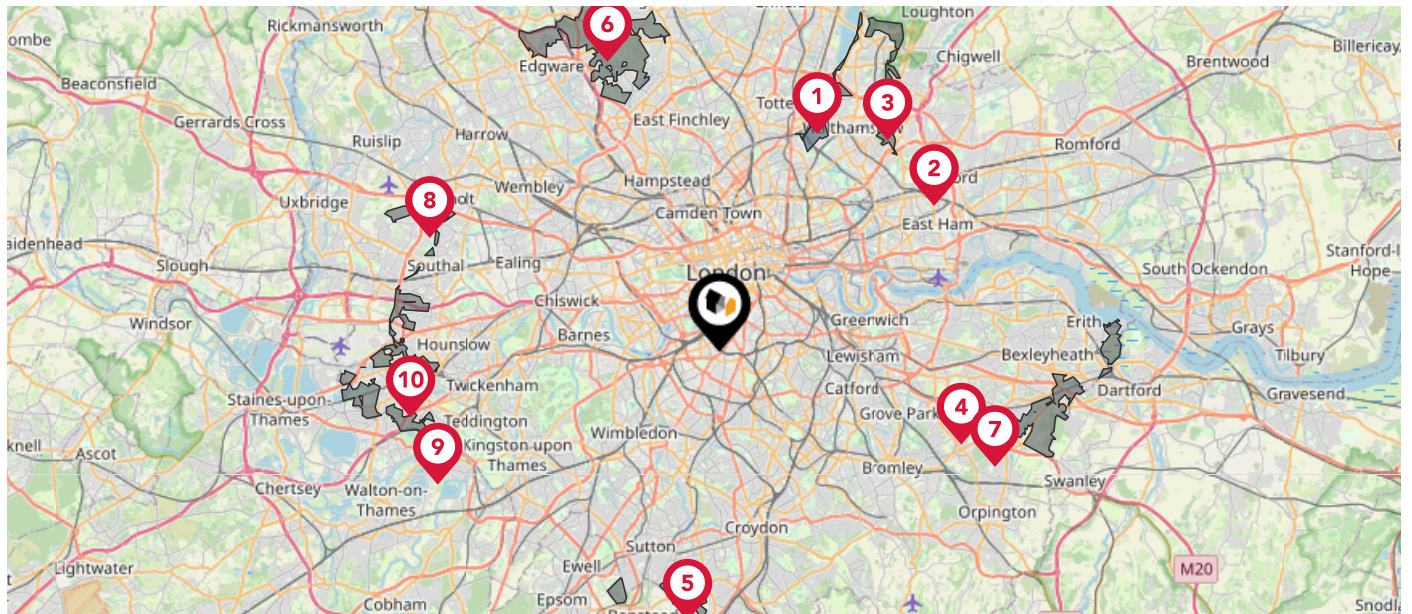
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





This map displays nearby areas that have been designated as Green Belt...



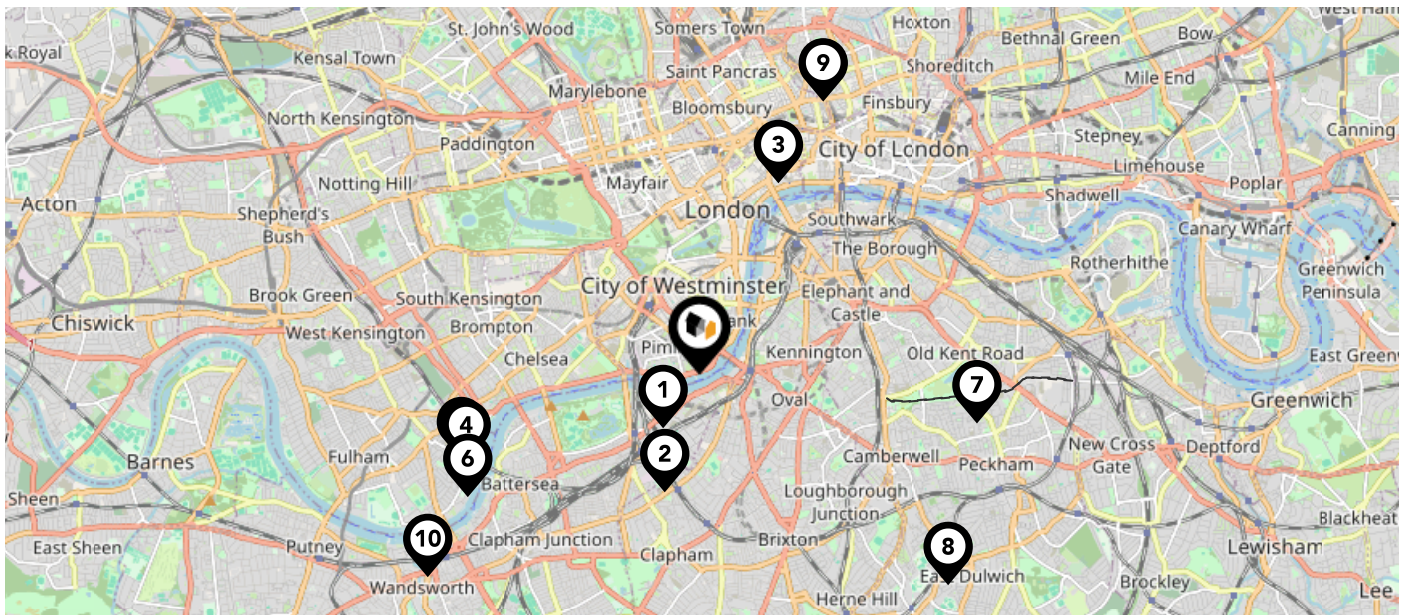
### Nearby Green Belt Land

- 1 London Green Belt - Haringey
- 2 London Green Belt - Newham
- 3 London Green Belt - Waltham Forest
- 4 London Green Belt - Greenwich
- 5 London Green Belt - Sutton
- 6 London Green Belt - Barnet
- 7 London Green Belt - Bexley
- 8 London Green Belt - Ealing
- 9 London Green Belt - Richmond upon Thames
- 10 London Green Belt - Hounslow

# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

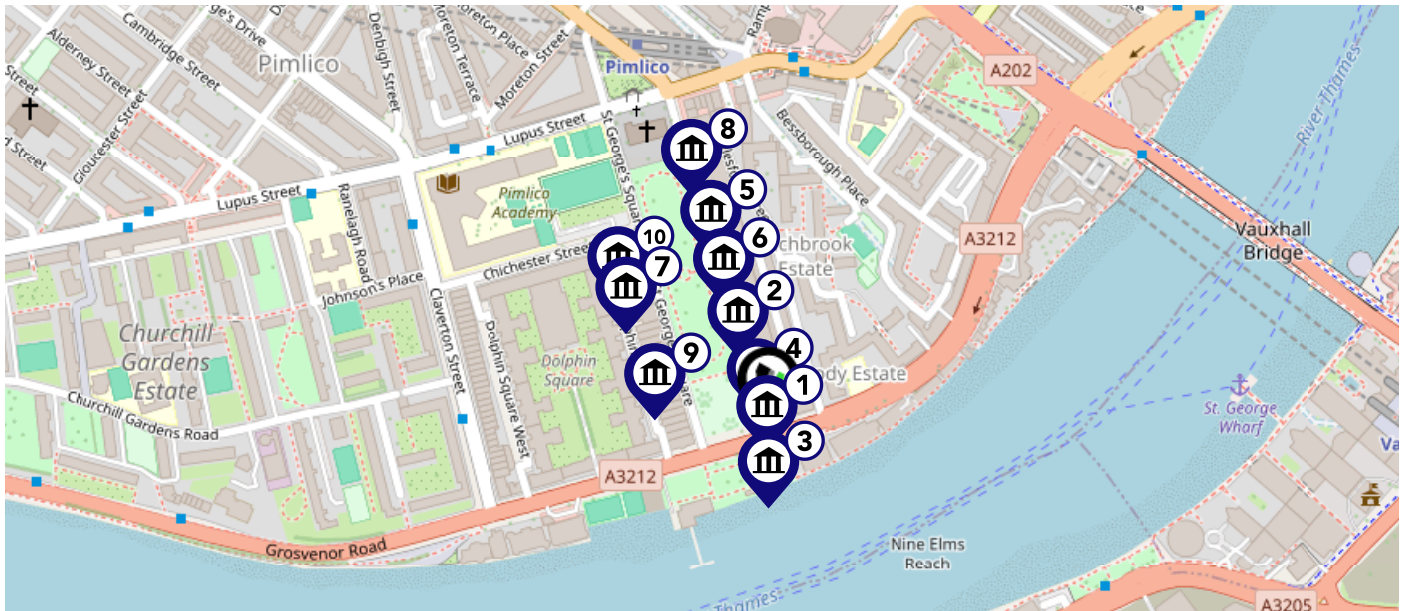
<b>1</b>	Cringle Wharf-Cringle Street, Battersea, London	Historic Landfill	
<b>2</b>	Linford Street-London SW8	Historic Landfill	
<b>3</b>	Portugal Street-Lincoln's Inn Fields, London WC2A	Historic Landfill	
<b>4</b>	St John's Metals-Walham Greem, Chelsea, London	Historic Landfill	
<b>5</b>	Chelsea Creek-Walham Greem, Chelsea, London	Historic Landfill	
<b>6</b>	Townmead Road-Sands End, London SW6	Historic Landfill	
<b>7</b>	Old Canal Filling-Southwark, London	Historic Landfill	
<b>8</b>	British Rail-East Dulwich	Historic Landfill	
<b>9</b>	Rosoman Street / Skinner Street-Finsbury	Historic Landfill	
<b>10</b>	Feathers Wharf-Wandsworth, London	Historic Landfill	











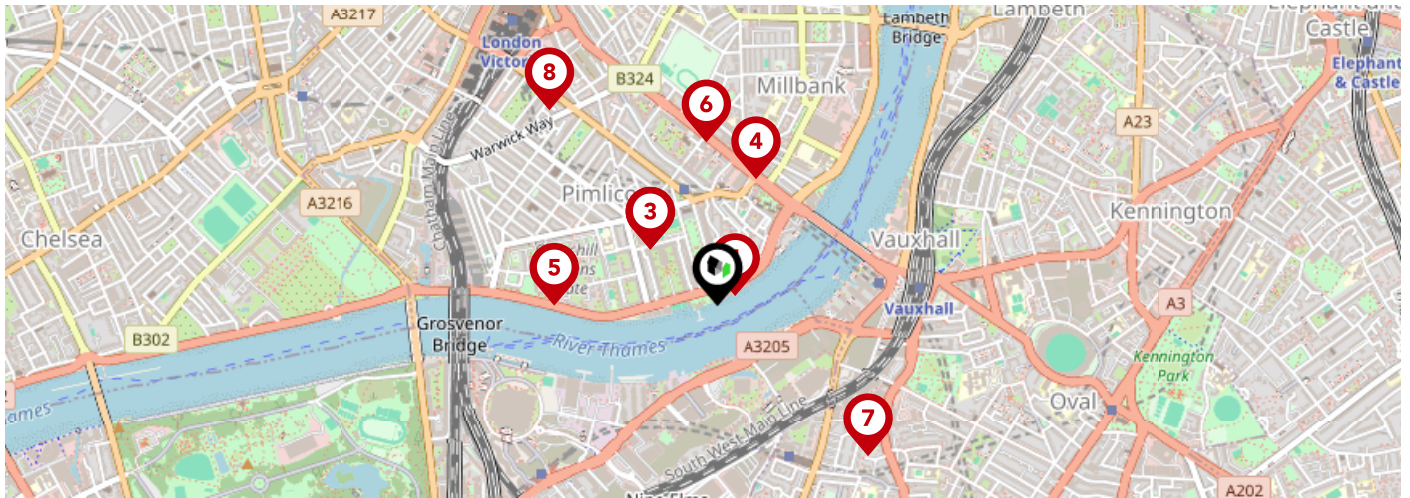
# Maps

## Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

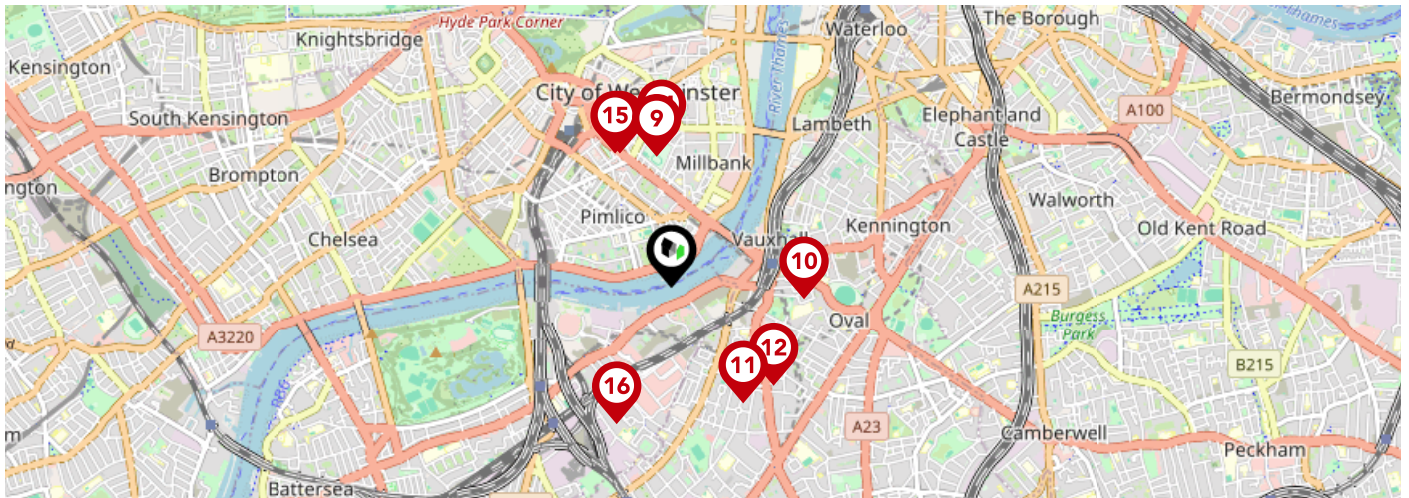










Listed Buildings in the local district	Grade	Distance
 1235611 - 123, St George's Square Sw1	Grade II	0.0 miles
 1264981 - 89-105, St George's Square Sw1	Grade II	0.0 miles
 1431794 - Statue Of William Huskisson In Pimlico Gardens	Grade II	0.0 miles
 1235610 - 107-121, St George's Square Sw1	Grade II	0.0 miles
 1235608 - 63-77, St George's Square Sw1	Grade II	0.1 miles
 1235609 - 79-87, St George's Square Sw1	Grade II	0.1 miles
 1235630 - 62-70, St George's Square Sw1	Grade II	0.1 miles
 1235607 - 39-61, St George's Square Sw1	Grade II	0.1 miles
 1235631 - 76-108, St George's Square Sw1	Grade II	0.1 miles
 1235612 - 54-60, St George's Square Sw1	Grade II	0.1 miles



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Tachbrook Nursery School</b> Ofsted Rating: Good   Pupils: 55   Distance:0.05	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Pimlico Primary</b> Ofsted Rating: Outstanding   Pupils: 352   Distance:0.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Pimlico Academy</b> Ofsted Rating: Good   Pupils: 1113   Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Fairley House School</b> Ofsted Rating: Not Rated   Pupils: 212   Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>St Gabriel's CofE Primary School</b> Ofsted Rating: Good   Pupils: 167   Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Westminster Under School</b> Ofsted Rating: Not Rated   Pupils: 284   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Wyvil Primary School and Resource Bases for Speech, Language and Communication Needs, and Autism</b> Ofsted Rating: Outstanding   Pupils: 467   Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Eaton Square Prep School</b> Ofsted Rating: Not Rated   Pupils: 259   Distance:0.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

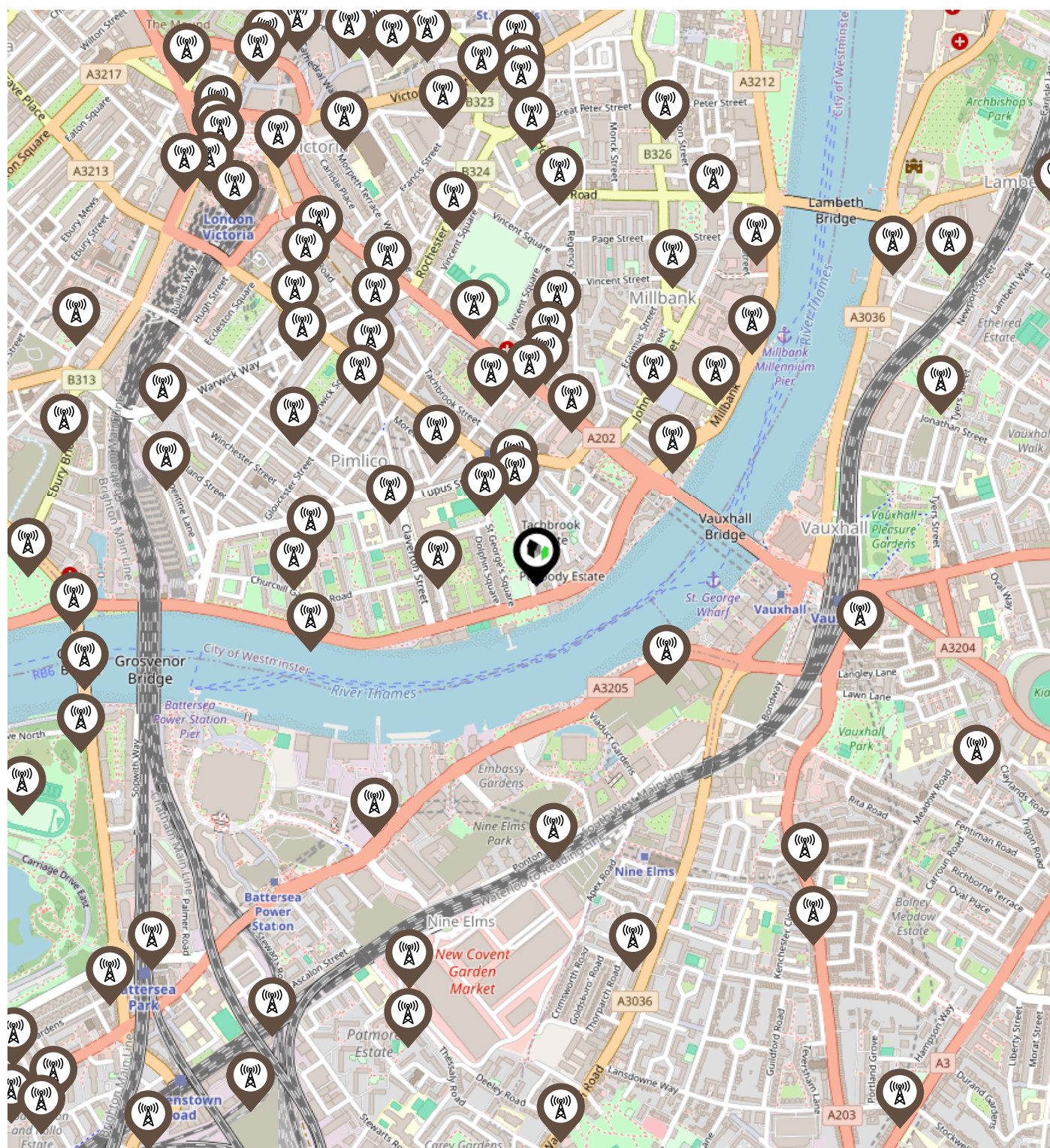






		Nursery	Primary	Secondary	College	Private
	<b>Burdett-Coutts and Townshend Foundation CofE Primary School</b> Ofsted Rating: Good   Pupils: 145   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anne's Catholic Primary School</b> Ofsted Rating: Requires improvement   Pupils: 224   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Herbert Morrison Primary School</b> Ofsted Rating: Outstanding   Pupils: 217   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Stephen's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 195   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Westminster Cathedral Choir School</b> Ofsted Rating: Not Rated   Pupils: 270   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Grey Coat Hospital</b> Ofsted Rating: Outstanding   Pupils: 1131   Distance:0.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Vincent De Paul Catholic Primary School</b> Ofsted Rating: Good   Pupils: 213   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St George's CofE Primary School</b> Ofsted Rating: Good   Pupils: 230   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area Masts & Pylons



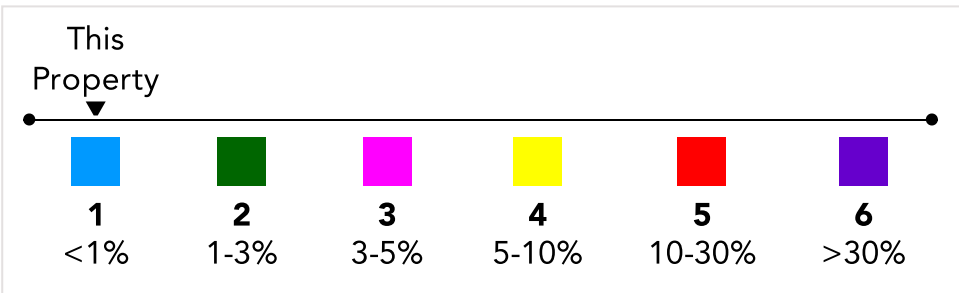
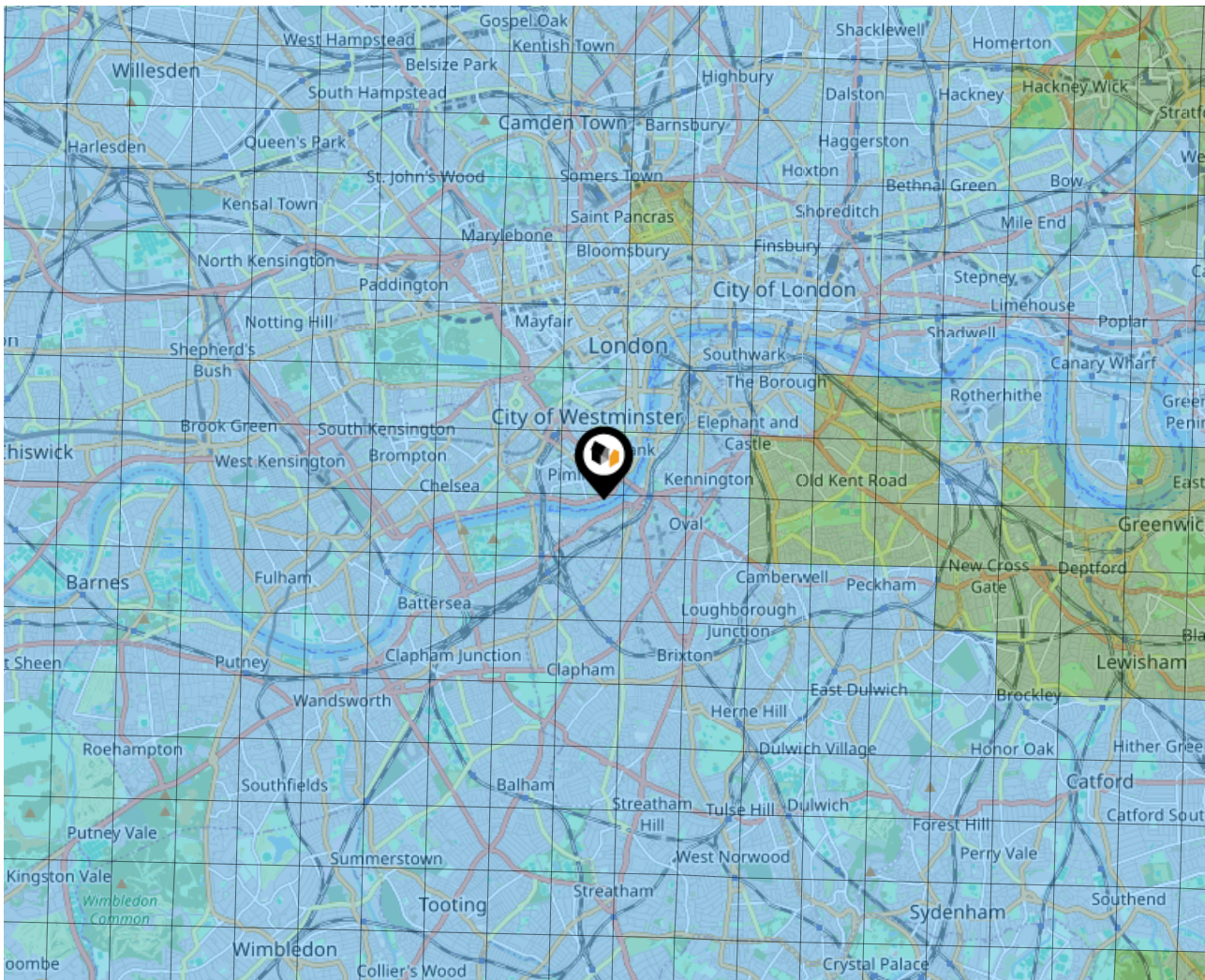
## Key:

-  Power Pylons
-  Communication Masts



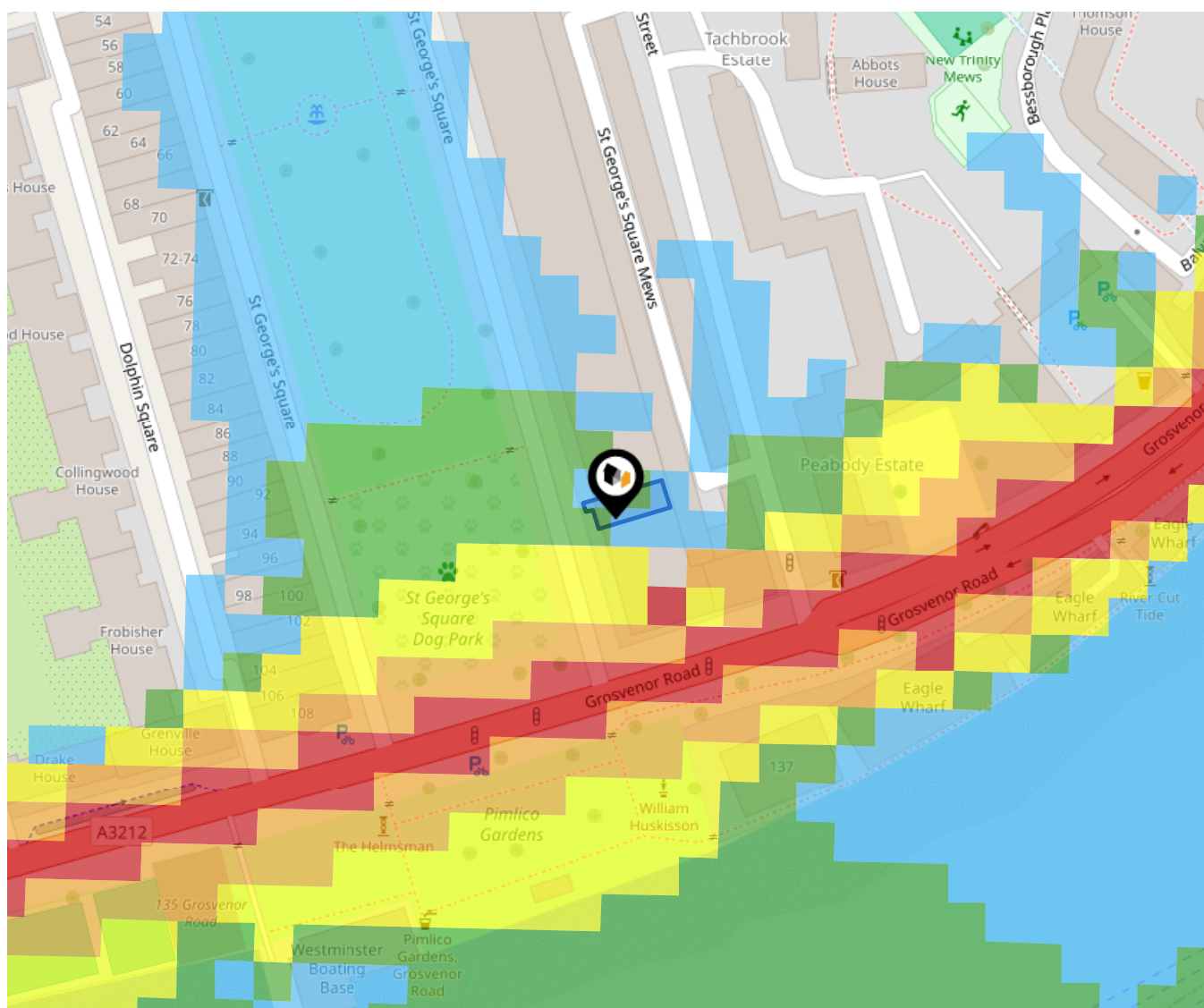
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





# Local Area Road Noise



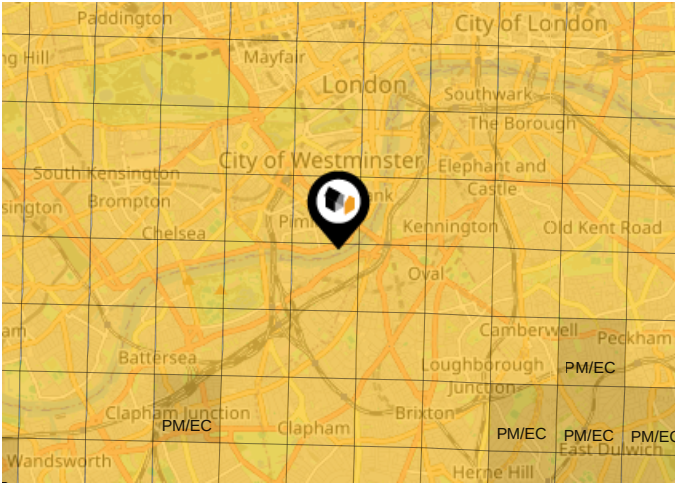
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

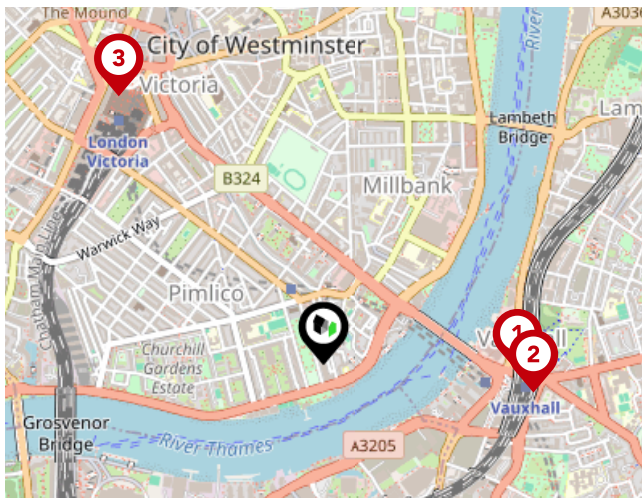
<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	PEATY CLAY
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	HEAVY		



### Primary Classifications (Most Common Clay Types)

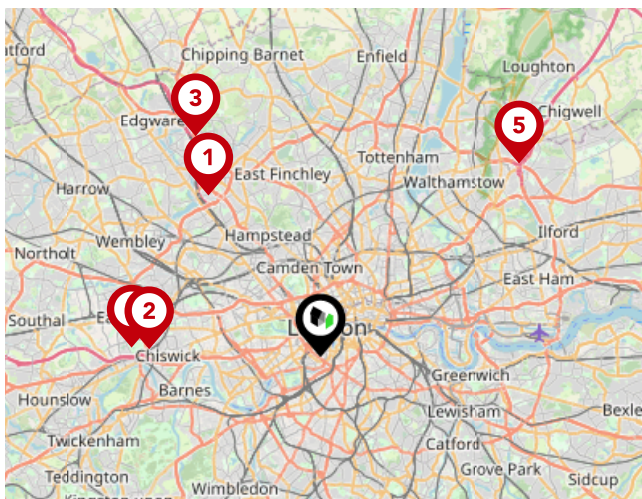
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess

# Area Transport (National)



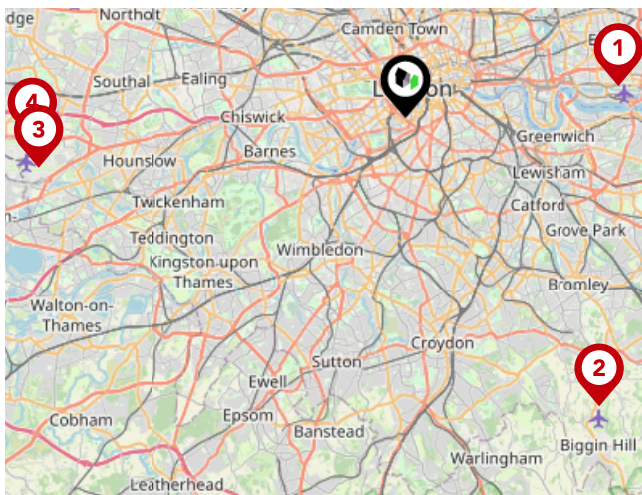
## National Rail Stations

Pin	Name	Distance
1	Vauxhall Rail Station	0.45 miles
2	Vauxhall Rail Station	0.49 miles
3	London Victoria Rail Station	0.78 miles



## Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J1	7.29 miles
2	M4 J1	6.32 miles
3	M1 J2	9.39 miles
4	M4 J2	6.99 miles
5	M11 J4	10.23 miles



## Airports/Helipads

Pin	Name	Distance
1	Silvertown	8 miles
2	Leaves Green	12.84 miles
3	Heathrow Airport Terminal 4	13.66 miles
4	Heathrow Airport	13.78 miles

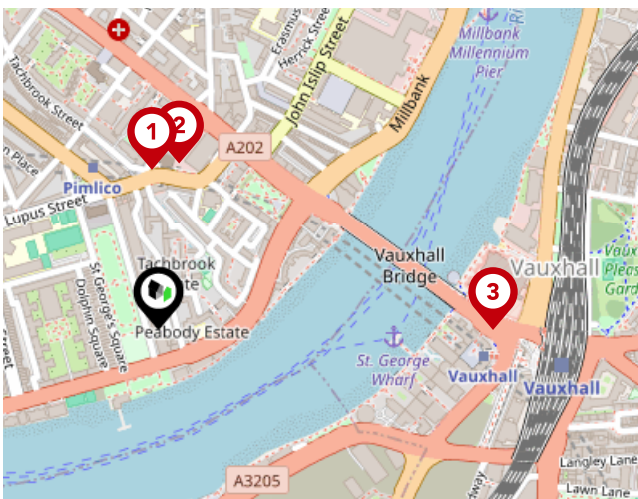


# Area Transport (Local)



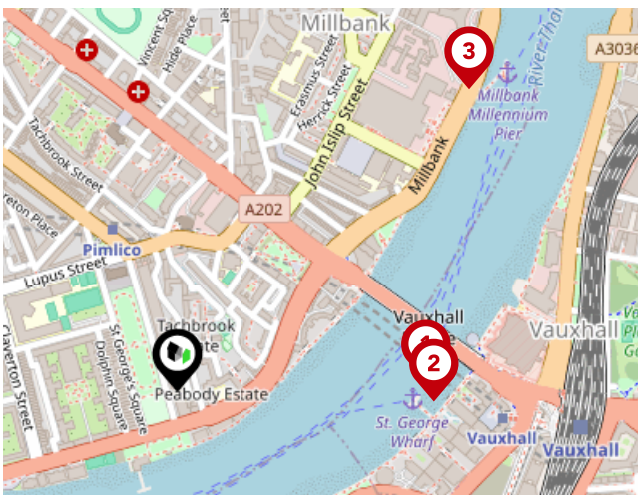
## Bus Stops/Stations

Pin	Name	Distance
1	Pimlico Station	0.2 miles
2	United States Embassy	0.21 miles
3	St George's Square	0.2 miles
4	Pimlico Academy & Library	0.21 miles
5	Claverton St / Churchill Gdns	0.18 miles



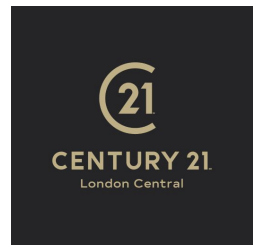
## Local Connections

Pin	Name	Distance
1	Pimlico Station	0.18 miles
2	Pimlico Station	0.19 miles
3	Vauxhall	0.39 miles



## Ferry Terminals

Pin	Name	Distance
1	Vauxhall St George Wharf Pier	0.29 miles
2	Vauxhall St. George Wharf Pier	0.3 miles
3	Millbank Pier	0.48 miles



## Century21

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### GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



## Roger Collings

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57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



## Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

## Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

## Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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/Century21UK



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# Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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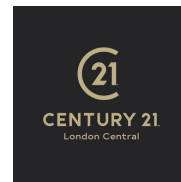
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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



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Valuation Office  
Agency

