



72 Warwick Square,  
London SW1V

GARTON JONES.COM



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## £925,000 Leasehold - Share of Freehold

We are delighted to offer this well presented two bedroom apartment located in Warwick Square. The living accommodation offers spacious and lateral living space measuring at 1056 Square Feet. The accommodation comprises of hallway leading to a reception room with feature fireplace and a dining area offering a perfect space for entertaining guests, there is modern fully integrated separate kitchen and two generous sized double bedrooms, two bathrooms (one is en-suite to the master bedroom) and an additional WC. Additional features include ample storage space and the privacy and security of your own private entrance. Warwick Square is superbly located just moments from the vibrant shops, cafes and restaurants of Pimlico, Belgravia and Westminster. There are excellent transport links from Victoria (overground and underground) and Pimlico (underground) station. The property is sold with vacant possession with no onward chain. This property would be ideal as a Londo home, pied-a-terre or a buy to let investment in prime central London location.

Share of Freehold  
Service Charges £4000 Per Annum  
Ground Rent N/A  
Council Tax Band F (London Borough of Westminster)  
EPC: C (73)

- Fabulous 2 Bedroom Apartment In Period Building
- 1056 Square Feet
- Large Reception Room With Dining Area
- Modern Separate Eat In Kitchen
- Two Bathrooms (En-Suite) & Separate WC
- Share of Freehold
- Vacant Possession With No Onward Chain
- Private Front Door Entrance
- Close To Many Local Amenities of Shops, Cafes and Restaurants
- Excellent Transport Links of Victoria and Pimlico

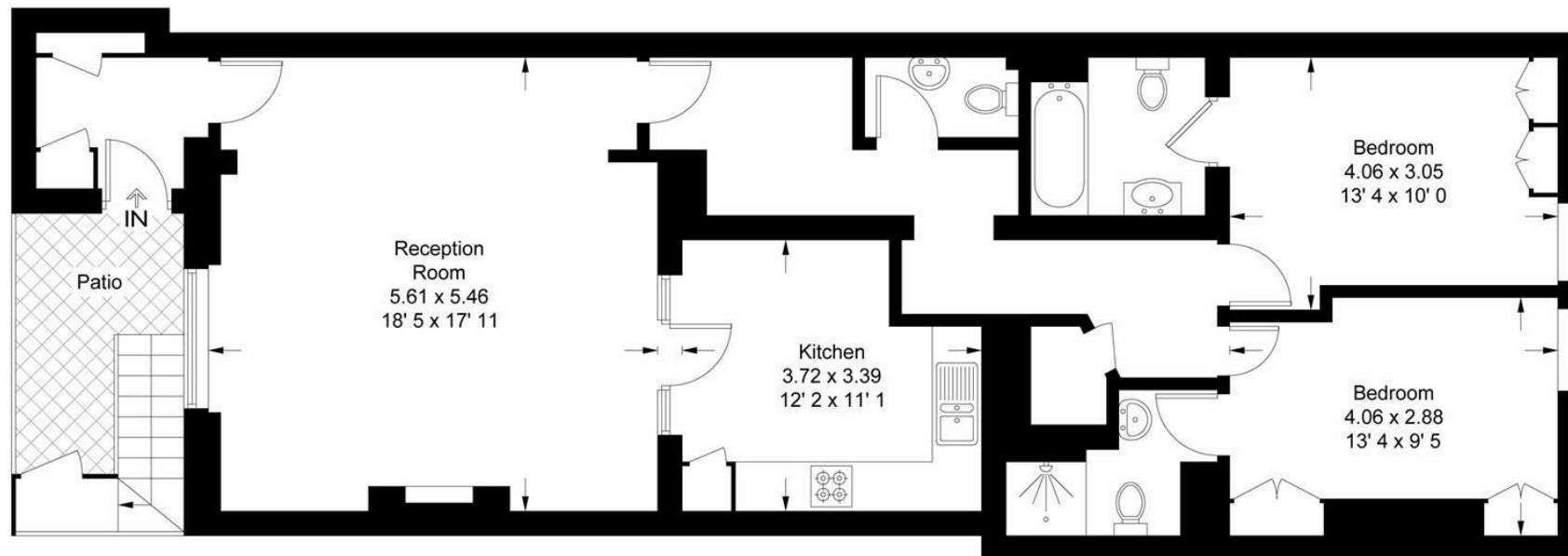


EPC certificate available on request.

## Warwick Square

Approximate Gross Internal Area = 1056 sq ft / 98.1 sq m  
Patio = 78 sq ft / 7.2 sq m

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Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



