



An attractive high ceilinged first floor flat with lift and a terrace

AN UNMODERNISED FIRST FLOOR TWO DOUBLE BEDROOM APARTMENT WITH LIFT AND TERRACE with scope to update and enhance. Located on the charming St. Georges Drive, on the 'Pimlico Grid' just south of Belgravia. This flat boasts impressive ceiling height of c. 3.3 m to most rooms, creating a spacious and airy atmosphere that is both inviting and comfortable. The building has been fully renovated to the exterior this year.

The flat features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two double bedrooms, there is ample space for relaxation. The two bathrooms provide convenience and privacy, catering to the needs of modern living.

One of the standout features of this property is the sizable terrace, accessible through elegant floor-to-ceiling French doors from the reception and kitchen. This outdoor space is ideal for al fresco dining or simply soaking up the sun, making it a perfect retreat in the heart of the city.

Additionally, the flat benefits from a long lease and a share of the freehold, offering peace of mind and security for future owners. This delightful Regency architecture from renowned builder Thomas Cubitt of the Victorian period, offers tranquil squares lined with grand porticoed terraces, which have over the years been mostly converted into spacious apartments.

This flat presents an excellent opportunity for those seeking a home in a vibrant London location, combining historical charm with the potential for personalisation. Whether you are a first-time buyer or looking for a pied-a-terre to invest, this property is sure to impress.





ACCOMMODATION

Immaculate Building Exterior: Lift to First Floor: Reception Room with 3.3 m CH & French Doors to Terrace: Kitchen with French Doors to Terrace: Entrance Hall: Hallway: Two Double Bedrooms: Two Bathrooms (Principal with Ensuite): Access to a Loft/Overhead Storage

LOCATION

St George's Drive is one of Pimlico's most elegant residential addresses, known for its grand white stucco-fronted buildings and tree-lined streets. The area offers a perfect blend of period architecture and modern London living, moments from the River Thames and Victoria's excellent transport links. Residents enjoy a peaceful, village-like atmosphere with boutique shops, cafés, and restaurants nearby. Beautiful squares and green spaces, such as St George's Square, enhance the area's charm and livability. This prestigious location combines timeless elegance with exceptional convenience in the heart of central London.





Call or email us now to enquire further or to arrange an appointment to visit

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom

Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: Street Parking Permit
Required

Terms

Price: £795,000

Tenure: Share of Freehold

Lease: 999 years from 24th March 1993

Service Charge: £4,654.04 from 01/01/2025 - 31/12/2025

Ground Rent: peppercorn

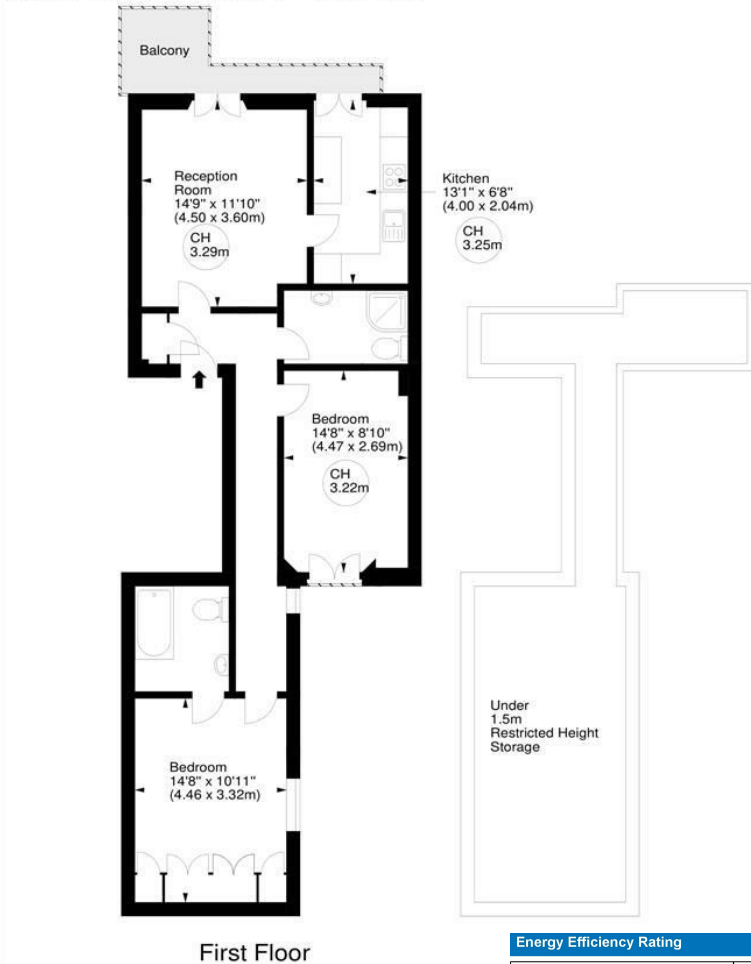
Ground Rent Review Period: n/a

Local Authority: Westminster

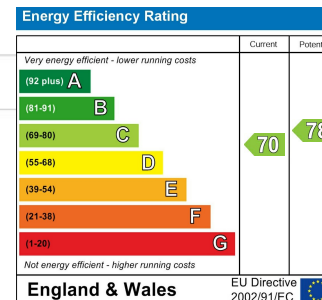
Council Tax Band: F

St George's Drive, SW1

Approx. Gross Internal Area 783 Sq Ft - 72.74 Sq M
Approx. Under 1.5m Area 375 Sq Ft - 34.84 Sq M
Approx. Total Area 1158 Sq Ft - 107.58 Sq M



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- An undmodernised first Floor with a lift
- Externally redecorated throughout only recently
- High ceilings of c. 3.3 m to most rooms
- French doors to terrace from the kitchen and reception
- Extensive storage including access to a large overhead loft area
- Opportunity to make the property ones own with improvements and modifications
- Not having been to market in nearly 40 years



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