



**ST. GEORGES SQUARE**  
PIMLICO

**JACKSON-STOPS** 

## ST. GEORGES SQUARE PIMLICO, SW1V

ASKING PRICE: £1,250,000

A spacious 1,256 Sqft two double bedroom, two bathroom apartment located in this handsome, stucco fronted Grade II listed period property is presented to the market in Pimlico, SW1.

The property benefits from a large open plan kitchen reception room, leading to a private patio deck, two en-suite double bedrooms, guest loo and vault study as well as tile vision in the principal bathroom as well as a fully integrated Gaggenau kitchen and a smart living AV system.

This would suit all those looking for smart central London two bedroom home, grown-up pied-a-terre within easy reach of victoria station or a buy to let investment as it has been for our client.

St Georges Square, with its dog friendly walking facility, is located in Pimlico SW1 and is one of the most well regarded addresses the area has to offer. It is conveniently positioned for Pimlico underground (0.2 miles), a short walk to Victoria Station (0.7 miles) and Battersea Park is less than a mile away. St George's Square was originally laid out in 1839 as two parallel streets running north-south but by 1843 had been developed into a formal square and has remained London's only residential square open to the River Thames.

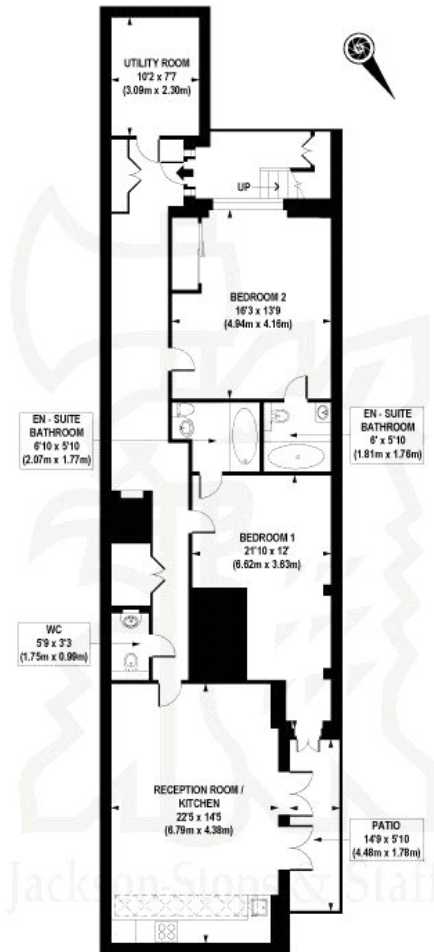
Tenure: Leasehold + Share of Freehold  
Service Charge and Building Insurance: £3,600 pa  
Additional B. Ins premium: £4,800 pa

### KEY FEATURES

- Ground Rent: Nil
- Open Plan Kitchen
- Two Double Bedrooms
- Grade II Listed
- Guest Bathroom
- Tax Band: F







LOWER GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1259 sq. ft / 117.00 sq. m

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every effort has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and site shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Property Marketing

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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