



**ECCLESTON SQUARE**  
PIMLICO

**JACKSON-STOPS** 

## ECCLESTON SQUARE PIMLICO, SW1V

ASKING PRICE: £2,250,000

A superb opportunity to purchase this four bedroom duplex apartment in the sought after location of Eccleston Square in Pimlico, SW1.

Located on the top two floors (with views over the gardens), the apartment is both quiet and naturally light throughout.

Offering circa 1650 sqft, the property has an extremely useable footplate leaving little wasted space and plenty of storage. The principal rooms, (master bedroom and reception room) are both located on the favoured square gardens' side.

Internally the property is well balanced throughout. There is plenty of entertaining space, whilst still allowing room for four bedrooms. Offered with no onward chain this would make a wonderful central London home, be that an upsize for a growing family or as well as a splendid pied-a-terre in the heart of London. Eccleston Square has long been considered one of prime central London's most popular locations and the apartment comes with access to the award-winning gardens. The square is convenient for the local shops, bars and restaurants, as well as being 0.4 miles to Belgravia (Elizabeth Street) and 0.7 miles to Sloane Sq and the Kings Rd. Victoria Station is c. 0.3 miles away with the Gatwick Express, the District and Circle Underground lines and the Victoria line, offering excellent transport links into the City and Canary Wharf (19 mins).

### KEY FEATURES

- Four Bedrooms
- Grade II Listed
- Poggenpohl/Miele Kitchen
- Tennis Court
- Service Charge: £11,000 pa
- Sinking Fund: £5000 pa




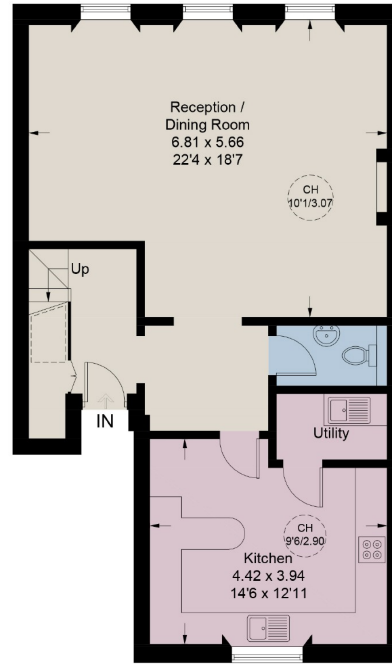


# Eccleston Square

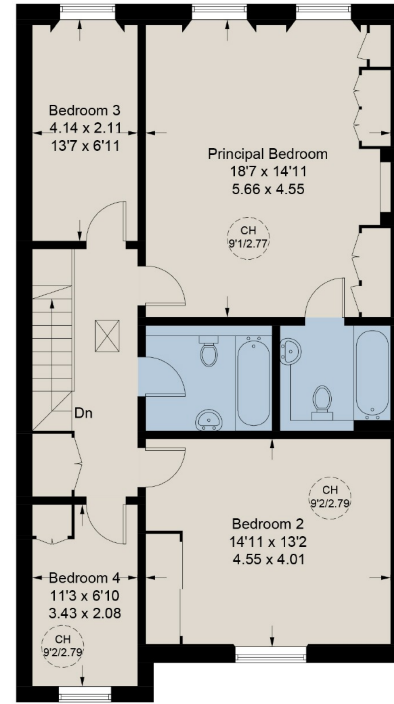
Approximate Area = 153 sq m / 1647 sq ft  
Including Limited Use Area (1.9 sq m / 20 sq ft)



 = Reduce head height below 1.5m



Fourth Floor



Fifth Floor

Illustration for identification purposes only, not for valuation purposes,  
measurements are approximate, not to scale.

Energy Rating: C. 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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PIMLICO

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