



**WARWICK SQUARE**  
PIMLICO

**JACKSON-STOPS** 

## WARWICK SQUARE PIMLICO, SW1V

ASKING PRICE: £2,350,000

Adorned with a beautiful period cornice, this superb and extremely rare ground floor three double bedroom property is presented to the market in Warwick Square, SW1

Offering approximately 1,450 sqft of flexible accommodation, this property combines a two bedroom, two bathroom apartment on the raised ground floor and a separate self-contained atrium style annex. The main apartment and annex are linked via the private patio courtyard garden (measuring circa 745 sq. Ft).

Historically planning has been granted to combine the two properties. There is a great balance between bedrooms and entertainment space. Subject to all the necessary consents, there is plenty of opportunity to relocate the kitchen, creating a modern, open plan style kitchen and reception room, while freeing up space for a study with views over the private courtyard garden. Opportunities for family living on such a square are very rare with residents benefiting from the award-winning gardens and a private tennis court.

Located close to Victoria Station with overground and underground services plus the Gatwick Express, making this apartment convenient for local, national, and international travel. This property would suit all those looking for a versatile apartment ranging from a family home through to a spacious pied-à-terre with separate office space for those looking to work from home.

### KEY FEATURES

- Share of Freehold
- Grade II Listed
- Separate Annexe
- Patio garden
- Service Charge: £5820 pa
- Inc Reserve Fund







Total area (approx.): 134.2 sq. m (1,445.0 sq. ft)  
(Including Annex And Utility)

Energy Rating: D. 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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