



**WARWICK SQUARE**  
PIMLICO

**JACKSON-STOPS** 

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## WARWICK SQUARE PIMLICO, SW1V

ASKING PRICE: £1,950,000

A beautiful Grade II listed, three double bedroom home in Warwick Square, SW1 is presented to the market.

The apartment occupies the ground and lower ground floor of this handsome period corner property. Measuring in the region of 2000sqft (including its two allocated storage vaults) and benefiting from high ceilings, and excellent proportions as well as its own private street level front door, this has the feeling of a house but with the added benefit of a communal management company and less stairs.

The property is not only spacious but well balanced and cleverly designed. The ground floor with its 4m high ceilings is home to both the bespoke built, open plan styled kitchen and dining area, as well as the drawing room and guest loo, making it excellent for entertaining. The three double bedrooms (two en-suite plus family bathroom) are below on the lower ground floor, making them wonderfully sound insulated against noise.

With views towards Warwick Square, the apartment is within easy reach of all the local restaurants, bars, shopping and transport facilities of Pimlico, Victoria and Belgravia. It is also well situated for children's schooling being within walking distance of Eaton House, Garden House, Hill House and Francis Holland as well as the nursery school Young England.

### KEY FEATURES

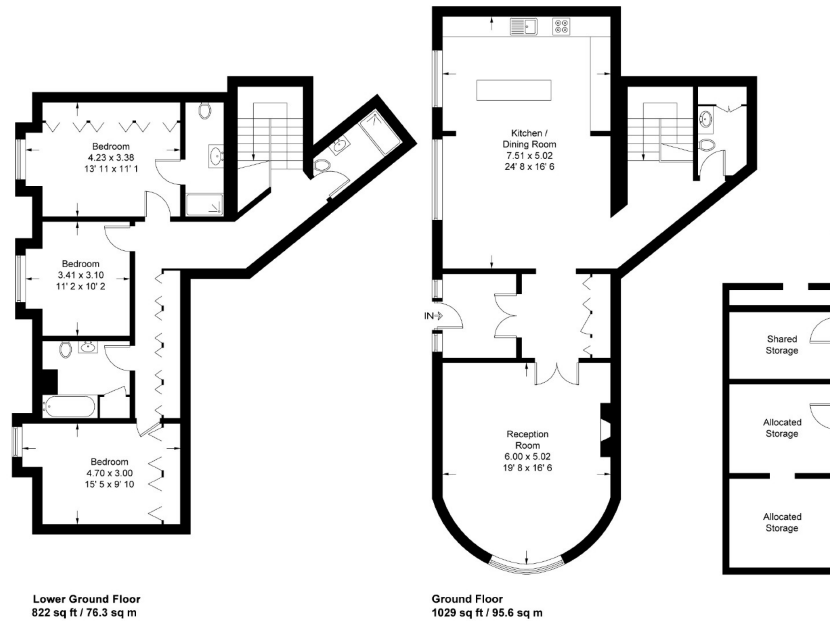
- Share of Freehold
- Three Double Bedrooms
- Grade II Listed
- Service Charge: £7105 pa
- No Onward Chain
- Sole Agent





## Warwick Square

Approximate Gross Internal Area = 1851 sq ft / 171.9 sq m  
Allocated Storage = 153 sq ft / 14.2 sq m  
Total = 2004 sq ft / 186.1 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

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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