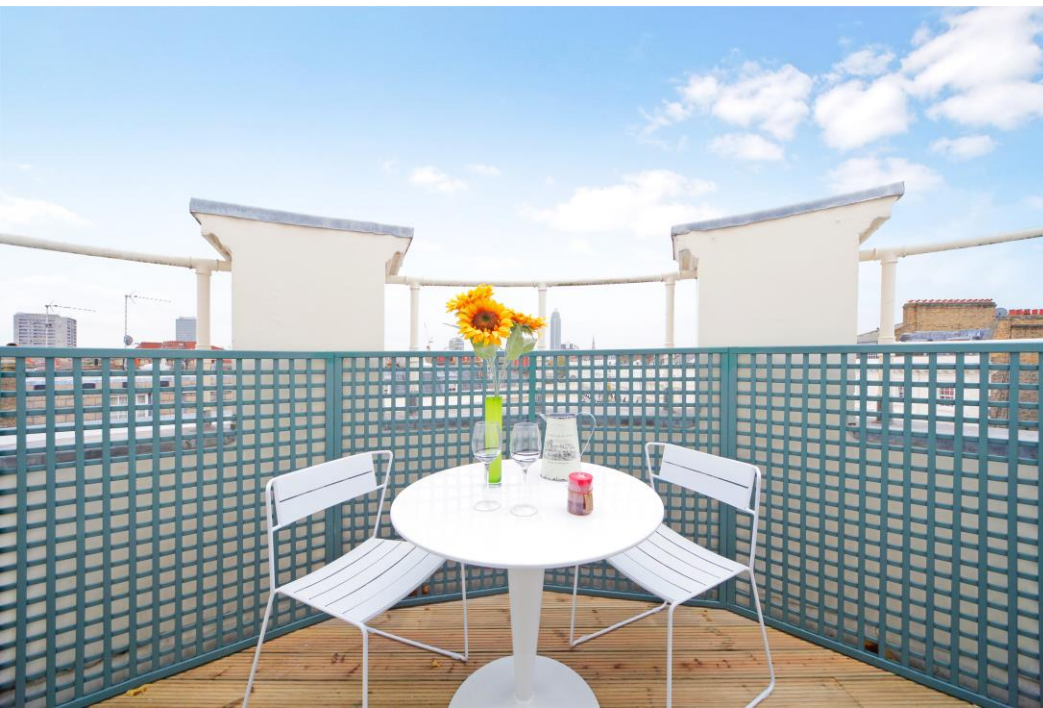# LCP/PrivateOffice

est.1990

Warwick Square, Pimlico SW1W
Asking Price £620,000 STC

Description

A fourth floor, one bedroom flat with a private, south east facing balcony and enviable roof top views across London.

The property comprises an open plan kitchen / reception room, double bedroom, dressing area and ensuite bathroom.

The property is close to Victoria Station (Circle, District and Victoria Lines, Gatwick Express and National Rail), Tachbrook Market and local shopping on Warwick Way.
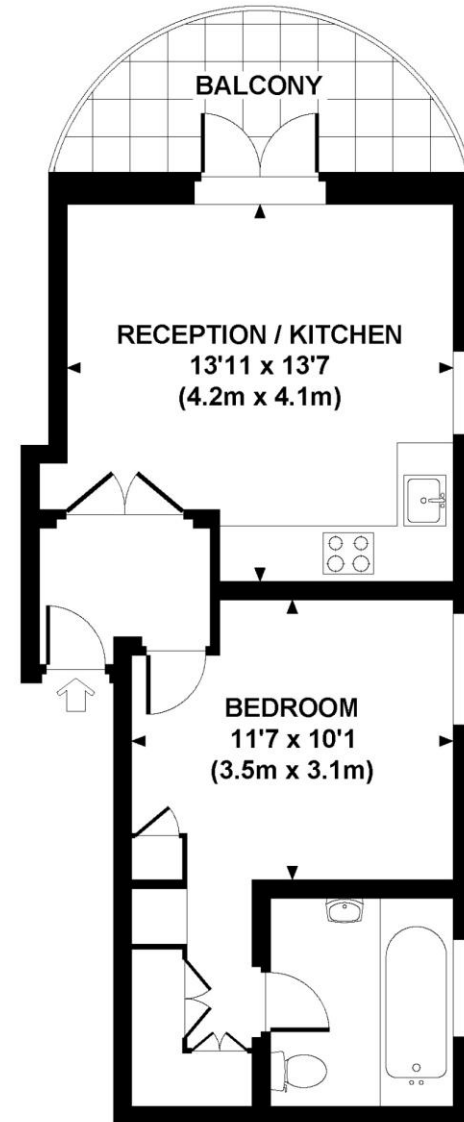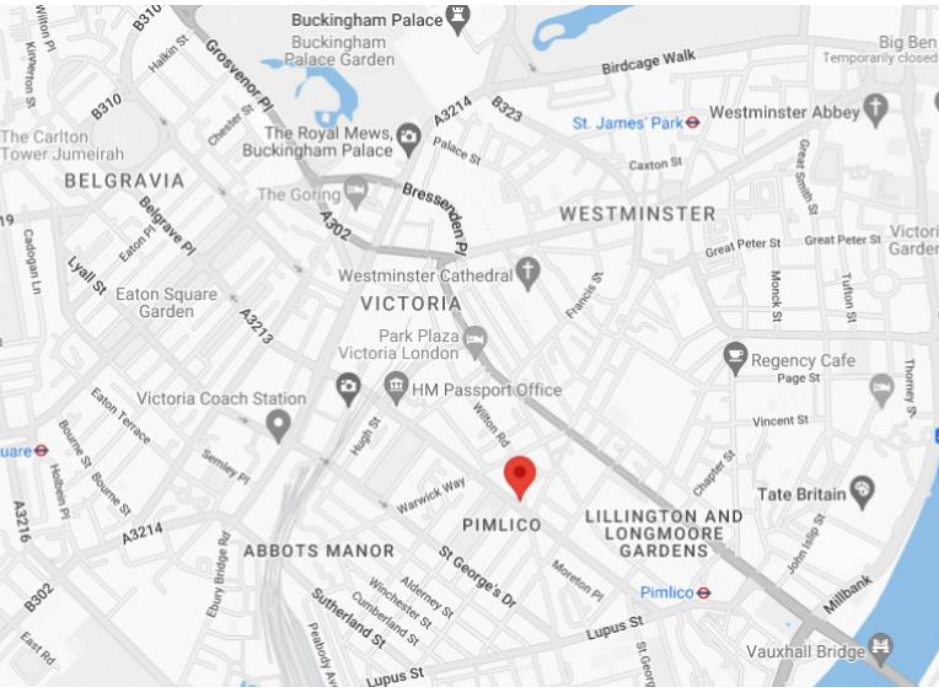
Accommodation

4th Floor Flat I Lift I Open Plan Kitchen / Reception Room I Balcony I Double Bedroom I Dressing Area I En Suite Bathroom I 422 sq ft (39 sq m)

Asking Price	£620,000 STC
Lease	Share of Freehold
Service Charge	£4,490 per annum (inc. reserves)
Ground Rent	Peppercorn
Council Tax	Westminster Band D

WARWICK SQUARE, SW1X

Approx. gross internal area
422 Sq Ft. / 39.2 Sq M.

N

Energy Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 | C
55-68	D	64 | D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

BALCONY

RECEPTION / KITCHEN
13'11 x 13'7
(4.2m x 4.1m)

BEDROOM
11'7 x 10'1
(3.5m x 3.1m)

FOURTH FLOOR

djd All measurements are approximate and for illustration purposes
only as defined by the RICS Code of Measuring Practice © 2013
Dowling Jones Design www.dowlingjones.com 020 7610 9933

LCP House, Ogle Street, London W1W 6HU
sales@lcpprivate.com
020 7723 1733

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