

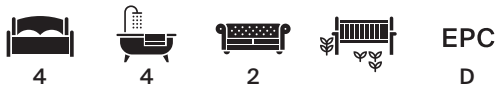


St George's Square, Pimlico SW1



St George's Square, Pimlico **SW1V**

The flat is entered on the first floor, and accommodation begins on the second floor, which comprises the reception room with a light and bright feeling due to its over 3-meter ceiling heights, adjoining kitchen, access to a flat roof and W/ C. The private roof terrace faces west/southwest and benefits from the afternoon sun. On the half-landing, there is the utility room. The third floor comprises the principal bedroom suite overlooking the garden square, a second bedroom with a bathroom suite, and a study, which could be used as a fifth bedroom. On the top floor, you will find the third and fourth bedrooms, both with bathroom suites. There is a loft space above the fourth floor measuring approximately 599 sq ft.



Guide price: £2,550,000

Tenure: Share of freehold plus leasehold, approximately 78 years remaining

Local authority: City of Westminster

Council tax band: H









Approximate Gross Internal Floor Area 233 sq m / 2,513 sq ft (Excluding the loft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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