



EGERTON HOUSE, BELGRAVE ROAD,
PIMLICO, SW1V

WELLBELOVED ROADSWAY

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HOME FEATURES & SPECIFICATIONS

A bright one-bedroom flat on the fourth floor of Egerton House (with lift), a small apartment building comprising just 11 flats. Extending to approximately 515 sq ft, the property has a well-proportioned layout and good natural light throughout. Its elevated position allows for far-reaching views across Pimlico and beyond. The flat also presents scope for updating, allowing a purchaser to update the interiors to suit their own requirements. The building has a lift serving the mezzanine level.

FOURTH FLOOR FLAT

RECEPTION ROOM

SEPARATE FITTED KITCHEN

DOUBLE BEDROOM

FITTED WARDROBES AND ADDITIONAL STORAGE

SHOWER ROOM

BASEMENT STORAGE ROOM

FAR REACHING VIEWS ACROSS PIMLICO

LIFT SERVING THE MEZZANINE LEVEL

SMALL APARTMENT BUILDING COMPRISING 11 FLATS

PRICE
£625,000 STC

TENURE
Leasehold, 150 years (less 15 days) from 25 March 1951. Approx. 75 years remaining.

GROUND RENT
£60 per annum

SERVICE CHARGE
£3,574.44 per annum

LOCAL AUTHORITY
City of Westminster

COUNCIL TAX
Band D



THIS PAINTING OF THE SURROUNDING ROOFTOPS WAS CREATED BY THE OWNER'S MOTHER, CAPTURING THE DISTINCTIVE OUTLOOK FROM THE FLAT AND ADDING A PERSONAL CONNECTION TO THE PROPERTY.

KITCHEN & RECEPTION

The separate kitchen includes a range of fitted units, worktop space and appliances, with windows on two sides. The reception room measures approximately 15'4" x 11'9" and benefits from a wide window and open views across the surrounding rooftops.



Kitchen



Reception

BEDROOM & BATHROOM

The double bedroom measures approximately 11'10" x 11'6" and includes extensive fitted wardrobes and additional overhead storage. Windows on two sides bring in excellent natural light and further views across Pimlico. A separate tiled shower room completes the accommodation..



Bedroom



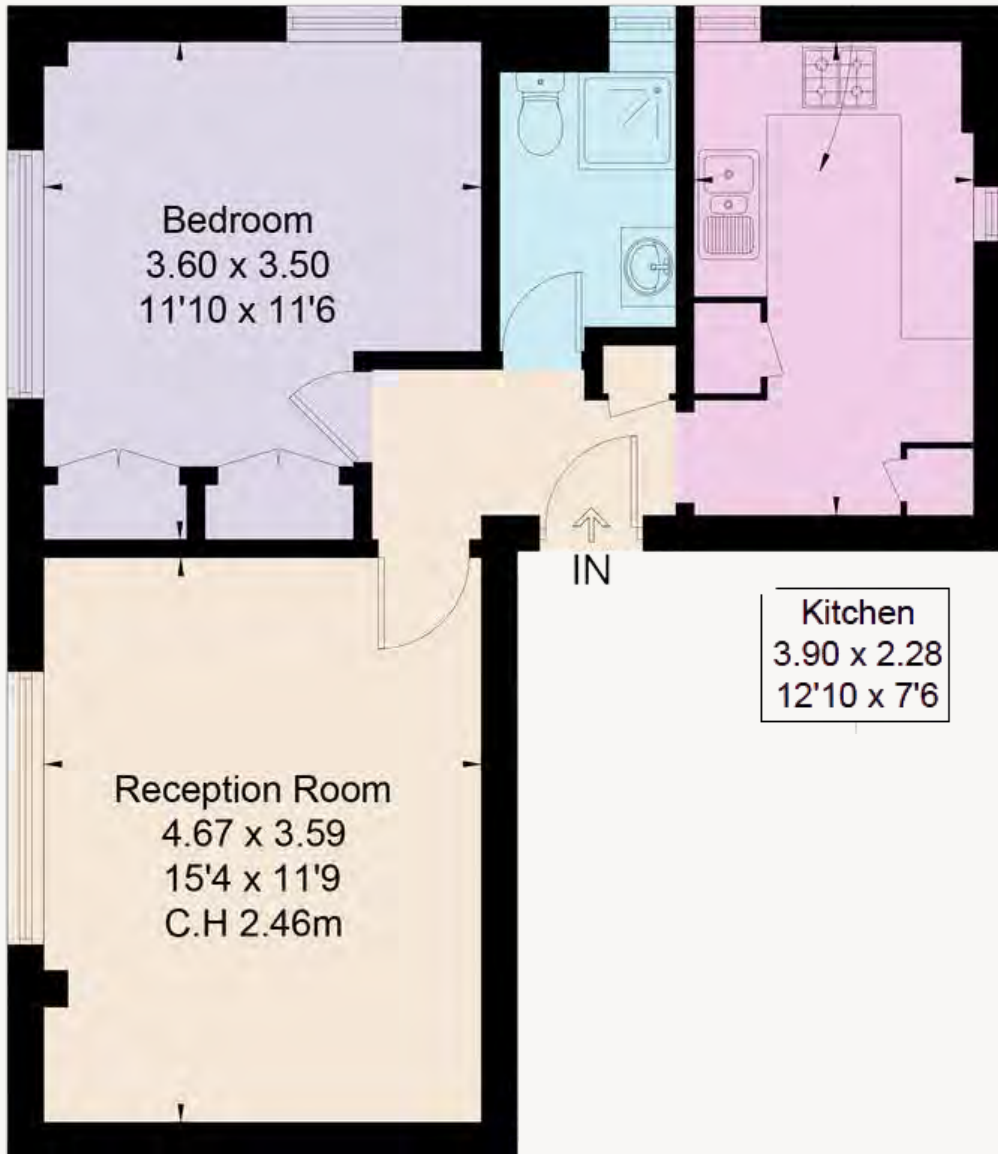
Bedroom



Belgrave Road Exterior



FLOOR PLANS & EPC



FOURTH FLOOR

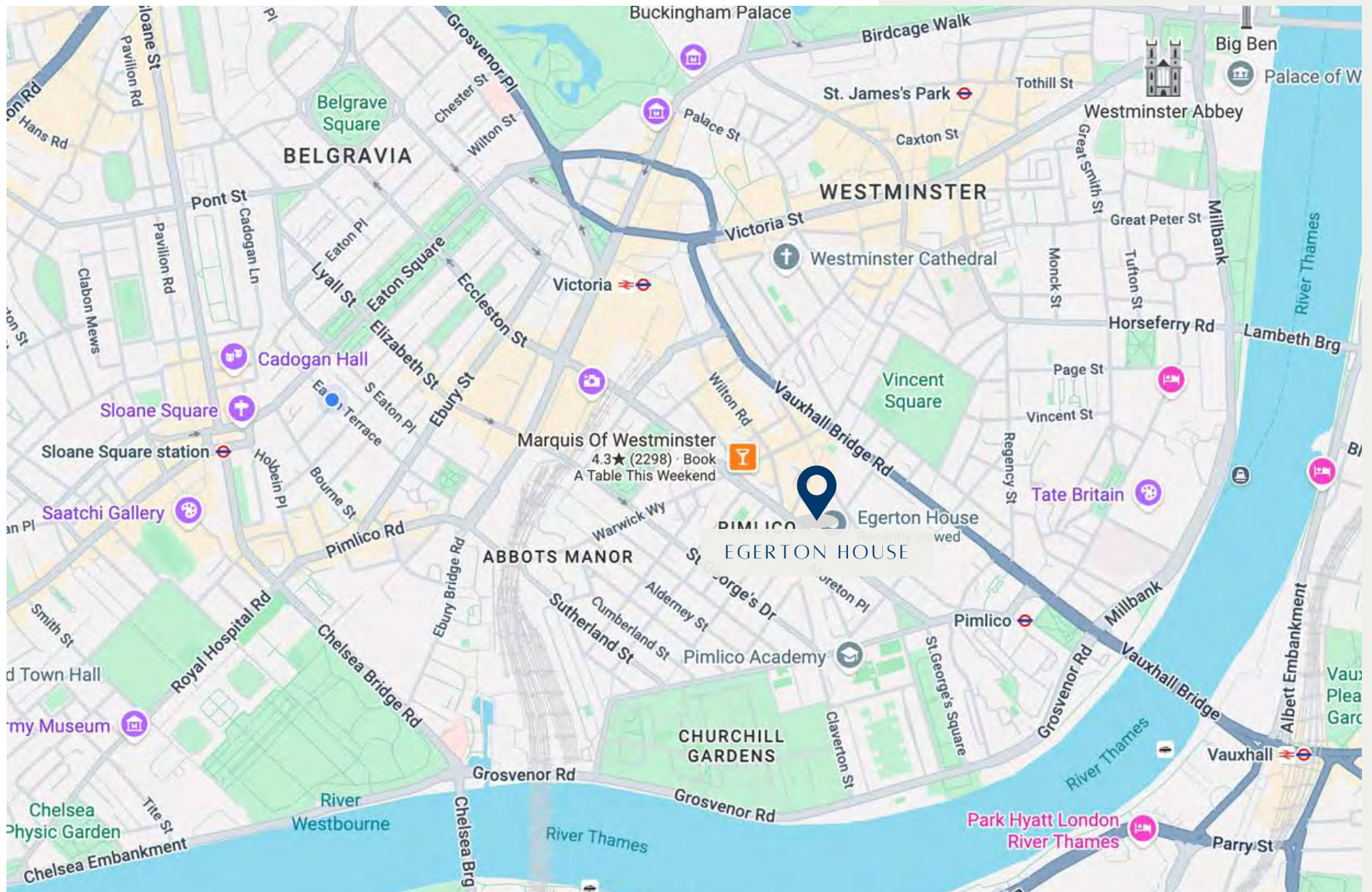
APPROX. FLOOR AREA
= 515 sq ft / 47.9 sq m

EPC RATING

2120-7873-5060-5203-9225
^C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION & MAP



FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Pimlico is known for its distinctive white stucco terraces, garden squares and central London setting. The area has a strong neighbourhood feel, with a good selection of independent cafés, restaurants and shops along Warwick Way, Wilton Road and Churton Street.

The River Thames, Tate Britain and the green spaces of St George's Square and Pimlico Gardens are all nearby. Pimlico and Victoria stations provide excellent connections across London, with National Rail and Gatwick Express services also available from Victoria.

RESTAURANTS

O'SOLE MIO

35 Belgrave Rd,
SW1V 2BB

KAVAN

93-94 Wilton Rd,
SW1V 1DW

GROCERIES

LITTLE WAITROSE

19-21 Warwick Way,
SW1V 1QT

TESCO EXPRESS

18-28 Warwick Way,
SW1V 1RX

CAFES & BAKERIES

GAIL's

26 Churton St,
SW1V 2LP

CAFFÉ NERO

31-33 Warwick Way,
SW1V 1QS

SCHOOLS

PIMLICO PRIMARY

Lupus St,
SW1V 3AT

PIMLICO ADACEMY

Lupus St,
SW1V 3AT

SHOPPING

WARWICK WAY

0.2 miles

VICTORIA STREET

0.5 miles

TRANSPORT LINKS

VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

PIMLICO STATION

Victoria Tube Line



Details Created August 2026

GET IN TOUCH

CONTACT INFORMATION

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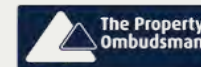
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