



**WARWICK SQUARE**  
PIMLICO

**JACKSON-STOPS** 

## WARWICK SQUARE PIMLICO, SW1V

ASKING PRICE: £1,950,000

A beautiful and rarely available three double bedroom apartment is offered to the market in the prestigious location of Warwick Square, SW1.

Extending to approximately 1,450 sq ft, the property offers highly flexible accommodation and currently comprises a two-bedroom, two-bathroom apartment on the raised ground floor, along with a separate self-contained atrium-style annex. The main apartment and annex are connected by a private patio courtyard garden measuring approximately 745 sq ft.

Planning permission has previously been granted to combine the two spaces, presenting an excellent opportunity to create a single, spacious home. The existing layout provides a well-balanced arrangement of bedrooms and entertaining space, while also offering significant potential for reconfiguration. Subject to the necessary consents, the kitchen could be relocated to create a contemporary open-plan kitchen and reception area, allowing space for an additional study overlooking the private courtyard garden.

Residents of Warwick Square also enjoy access to beautifully maintained, award-winning communal gardens and a private tennis court. Located close to Victoria Station, the property benefits from excellent transport connections, including Overground and Underground services as well as the Gatwick Express, providing convenient access for local, national and international travel.

### KEY FEATURES

- Share Of Freehold
- Grade II Listed
- Separate Annex
- 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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