



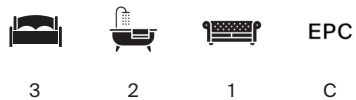
# WARWICK SQUARE

Pimlico SW1V



## ELEGANT LATERAL APARTMENT ON PRESTIGIOUS WARWICK SQUARE

Set on the second floor of a handsome Grade II listed period building, this beautifully proportioned three-bedroom apartment is set across approximately 1,266 sq ft.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold Approximately 966 years remaining on the lease.

Ground rent: Please note, we have been unable to obtain information on the ground rent, please enquire.

Service charge: Approximately £7,000 per annum, reviewed annually. Please enquire for next review date.

**Guide Price: £2,250,000**

The property enjoys an impressive sense of space, with a generous reception room featuring tall ceilings and three large sash windows that draw in superb natural light. This is ideal for both formal entertaining and comfortable day-to-day living. To the rear, the kitchen is well arranged, with ample work surfaces and storage. The layout provides excellent separation between living and bedroom spaces, enhancing both privacy and convenience. Accommodation comprises three well-sized bedrooms. The principal bedroom is notably spacious, with built-in wardrobes and access to a large bathroom opposite. A second bedroom provides another substantial double, served by a smart shower room. The third bedroom makes an ideal guest room, study, or nursery. Further benefits include a welcoming entrance hall, excellent storage, and the unique charm of a classic London mansion block.



Second Floor

Warwick Square, SW1

Approximate Gross Internal Area = 118 sq m / 1266 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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