



ECCLESTON SQUARE

Pimlico SW1V



A BEAUTIFUL APARTMENT IN THE HEART OF PIMLICO

Refurbished to an excellent standard throughout, this elegant apartment is set on the raised ground and first floor with views of the popular garden square.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Share of Freehold. Approximately 995 years remaining on the lease

Ground rent: Peppercorn

Service charge: £4,884 per annum, reviewed annually, please enquire for the next review date.

Guide Price: £1,750,000

A dual-aspect maisonette on the north-west corner of Eccleston Square, occupying the raised ground and first floors of one of only five houses on the square built by Thomas Cubitt in 1842. The whole of the first floor is a single open-plan reception, lit from both sides by full-height sash windows beneath 11.5 ft ceilings, with pine floors, ornate cornicing and a log-burning stove set into the chimneypiece. A curved wall wraps the staircase and bespoke joinery fills the alcoves. French doors at the front open onto a private balcony above the garden square; at the rear, the kitchen opens onto a Juliet balcony. Both bedrooms are on the raised ground floor, the principal with fitted wardrobes flanking an original fireplace, the second arranged as a study with a curved built-in desk. The bathroom is lined in marble with a walk-in shower. The roof above is demised with the flat, offering scope subject to consents.



Eccleston Square SW1V

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft

Including Limited Use Area (0.8 sq m / 9 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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