



LINDSAY SQUARE

Pimlico SW1V



AN IMMACULATELY PRESENTED HOUSE IN A SECURE GATED DEVELOPMENT

Set within one of Pimlico's most sought-after private gated garden squares, benefitting from two private off-street parking spaces with an EV charging point.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold. Approximately 59 years remaining on the lease.

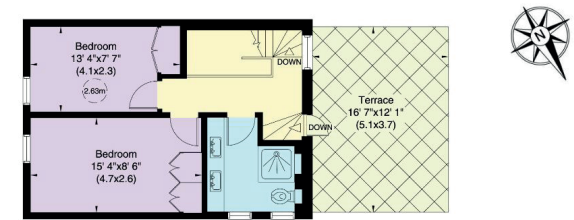
Ground rent: £4,200 per annum, paid annually, next review due October 2038

Service charge: £5,950 per annum, plus a reserve fund contribution of approx. £4,830 per annum.*

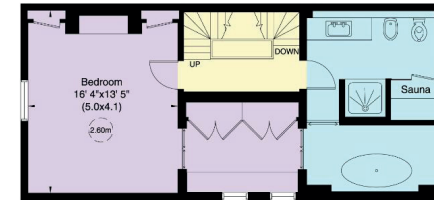
Guide Price: £2,800,000

The house is on a private garden square with 24hr porter, visitor off-street parking, a stunning communal garden, patio garden, balcony and roof terrace. A superb, fully integrated, spacious kitchen leading to a dining room is on the ground floor as well as a snug, which could be converted to suit needs. There is also a guest W/C and utility room. On the 1st floor is an immaculate reception room leading to a balcony, a home cinema and a large home office/5th bedroom. The principal bedroom suite spans the whole 2nd floor with a walk-through dressing area and fitted cupboards leading to the principal suite with a roll-top bath and sauna. The bathroom suite can be accessed separately from the landing. On the third floor are two further bedrooms with built-in wardrobes, which share a separate family bathroom. There is a large terrace accessible from the 3rd floor.

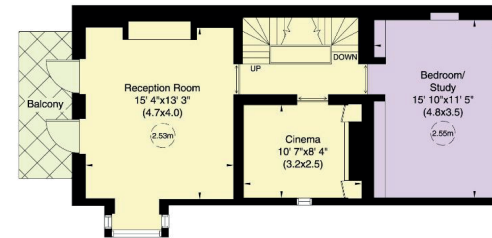
**The current year's reserve fund contribution includes a one-off payment towards estate-wide external decoration works



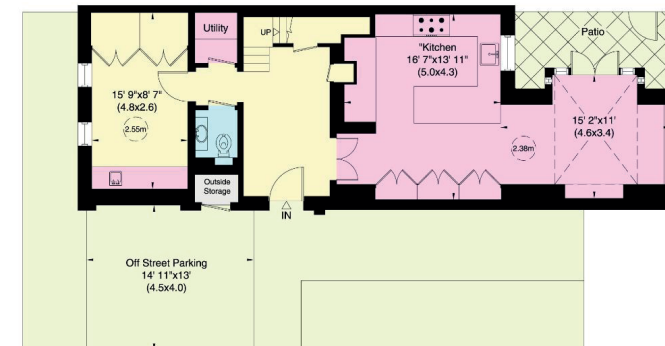
Third Floor



Second Floor



First Floor



Ground Floor

Lindsay Square, SW1

Approximate Gross Internal Area Including Outside Storage = 217 sq m / 2335 sq ft

Approximate Gross Internal Area Excluding Outside Storage = 216 sq m / 2325 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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