



Vincent Square, SW1P | Guide Price £2,425,000



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Vincent Square, Westminster, London

Occupying a distinguished position on Vincent Square, this elegant late Georgian freehold townhouse extends to approximately 2,230 sq ft and presents a rare opportunity in one of Westminster's most sought after settings.

Believed to date from the early 19th century, the building retains the character and proportions associated with the Georgian and Regency period, while offering considerable flexibility for both owner occupiers and investors.

The house is currently arranged as three self contained apartments, comprising a garden flat, a raised ground floor one bedroom apartment and an upper floor duplex. In its present form, the property offers well balanced and versatile accommodation, equally suited to continued rental use or to a comprehensive reconfiguration as a substantial single private residence, subject to the necessary consents.

Across the building there are three reception rooms, four bedrooms and four bathrooms, with the layout lending itself to a variety of uses depending on a purchaser's requirements. The garden flat enjoys the benefit of outside space, while the raised ground floor apartment and upper floor duplex both make the most of the building's handsome proportions and period character. The upper floors in particular enjoy an attractive outlook over Vincent Square, adding a rare sense of openness in the heart of central London.

Vincent Square is widely regarded as one of Westminster's finest residential addresses, known for its architectural elegance, garden square setting and central yet remarkably peaceful atmosphere. The amenities of Pimlico, Westminster and Victoria are all within easy reach, together with a broad selection of shops, restaurants and excellent transport connections.

This is an unusual opportunity to acquire an entire period freehold of considerable charm and potential, whether as an income producing investment or as a long term family house of real presence and distinction.





Vincent Square, Westminster,

Guide Price:

£2,425,000 subject to contract.

Tenure:

Freehold

Local Authority:

Council Tax Band:

G

Approximate Gross Internal Area:

2230.00 sq ft

Vincent Square Westminster

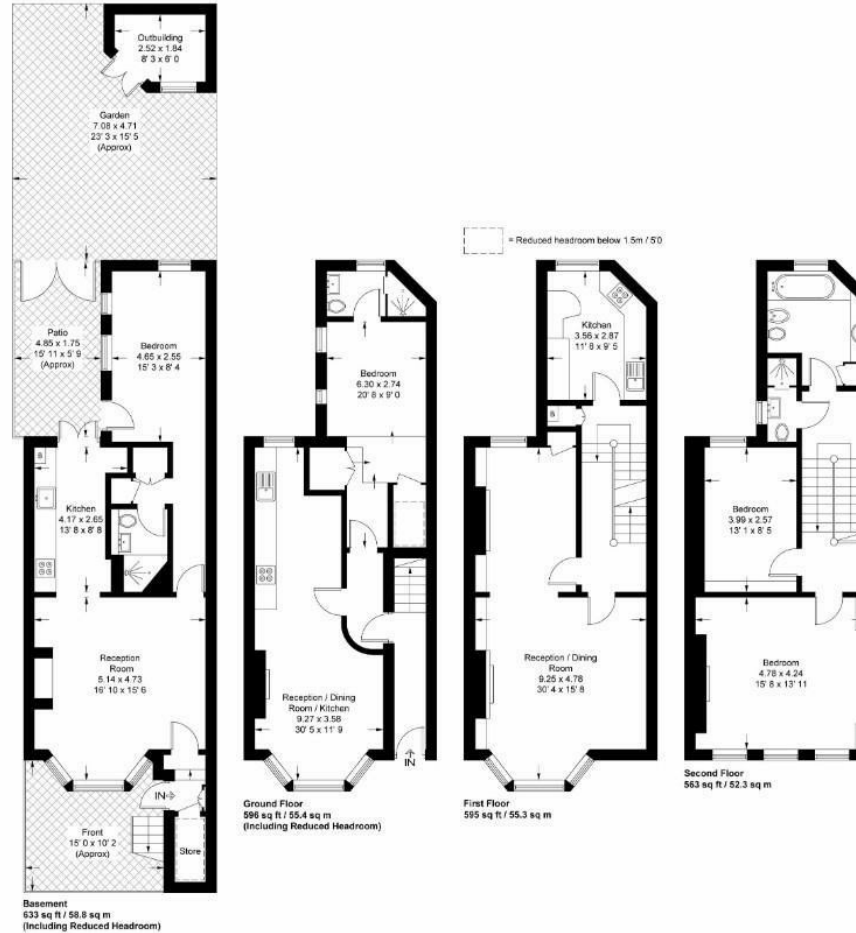
Approximate Gross Internal Area = 2362 sq ft / 219.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 25 sq ft / 2.3 sq m

Outbuilding = 46 sq ft / 4.3 sq m

Total = 2433 sq ft / 226.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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