



St Georges Square  
London, SW1V

CHESTERTONS



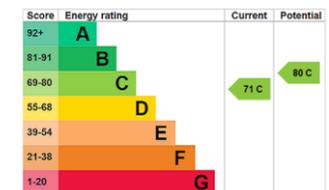


Discover this spacious, 1,221 sq ft two double bedroom period conversion, offering a great amount of lateral space within a handsome stucco-fronted building. The property boasts a light-filled, generously sized semi-open plan reception room with kitchen, two large bedrooms, and two bathrooms (1 en-suite). Further benefits include own entrance, large private patio and access to the prestigious St. George's Square. Share of Freehold.

St. George's Square is ideally situated, providing easy access to the River Thames, Battersea Park, and the vibrant selection of independent shops, cafes, and restaurants in Pimlico and Westminster. Excellent transport links are on your doorstep, including Pimlico (Victoria line) and Victoria Station (Victoria, Circle, and District lines, National Rail, and the Gatwick Express).

- 1,221 sq ft period apartment with excellent lateral space
- Two large bedrooms and two bathrooms (one en-suite)
- Semi-open plan, light-filled reception room and kitchen
- Highly sought-after own private entrance and large private patio
- Share of Freehold and access to St. George's Square
- Prime Pimlico location near Pimlico Station and the River Thames

Asking Price £900,000

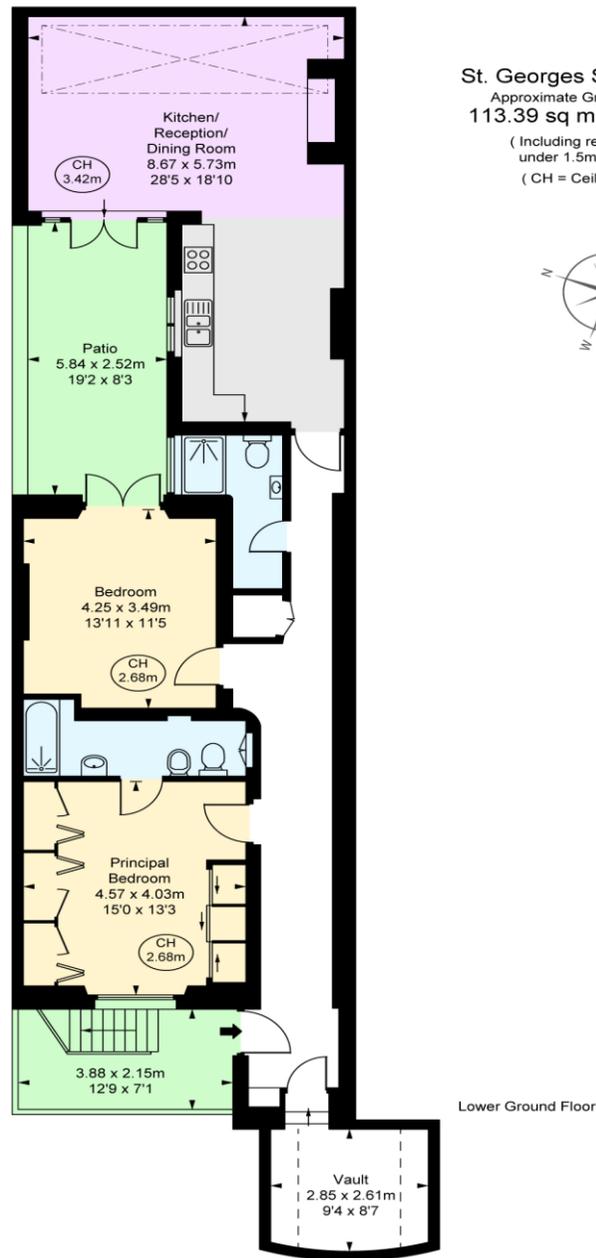
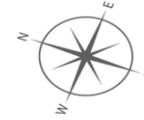


**Tenure:** Leasehold 999 years from 24<sup>th</sup> June 2011 with Share of Freehold  
**Service Charge:** £4,412.84 p.a. (inclusive of sinking fund contribution)  
**Ground Rent:** £0  
**Local Authority:** Westminster  
**Council Tax Band:** E

*Chestertons Westminster & Pimlico Sales*

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St. Georges Square, SW1V  
 Approximate Gross Internal Area  
**113.39 sq m / 1,221 sq ft**  
 ( Including restricted height  
 under 1.5m  $\square = = = \square$  )  
 ( CH = Ceiling Heights )



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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