



**ST. GEORGES SQUARE**  
PIMLICO

**JACKSON-STOPS** 

## ST. GEORGES SQUARE PIMLICO, SW1V

ASKING PRICE: £2,000,000

An exceptionally rare ground and first-floor three double bedroom maisonette with views across the prestigious gardens of St George's Square towards the River Thames in Pimlico, SW1 is presented to the market.

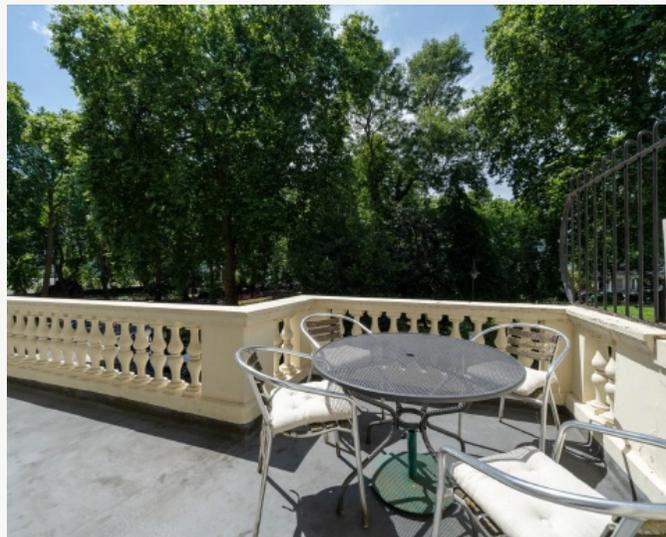
This magnificent duplex apartment features a stunning first-floor kitchen/drawing room, which can be styled as an open-plan space. This impressive room spans approximately 735 sqft and benefits from high floor-to-ceiling bay-style French windows that open onto a portico balcony. The south-westerly views across the square's gardens provide the very best entertaining space the area has to offer.

In addition to the impressive living area, the apartment is thoughtfully designed with three well-proportioned double bedrooms situated quietly to the rear, along with two bathrooms (one en suite), as well as a separate guest loo, offering a balanced and comfortable living environment. This property would make a superb central London family home or an ideal pied-à-terre for those seeking the very best of both city living and peaceful retreat.

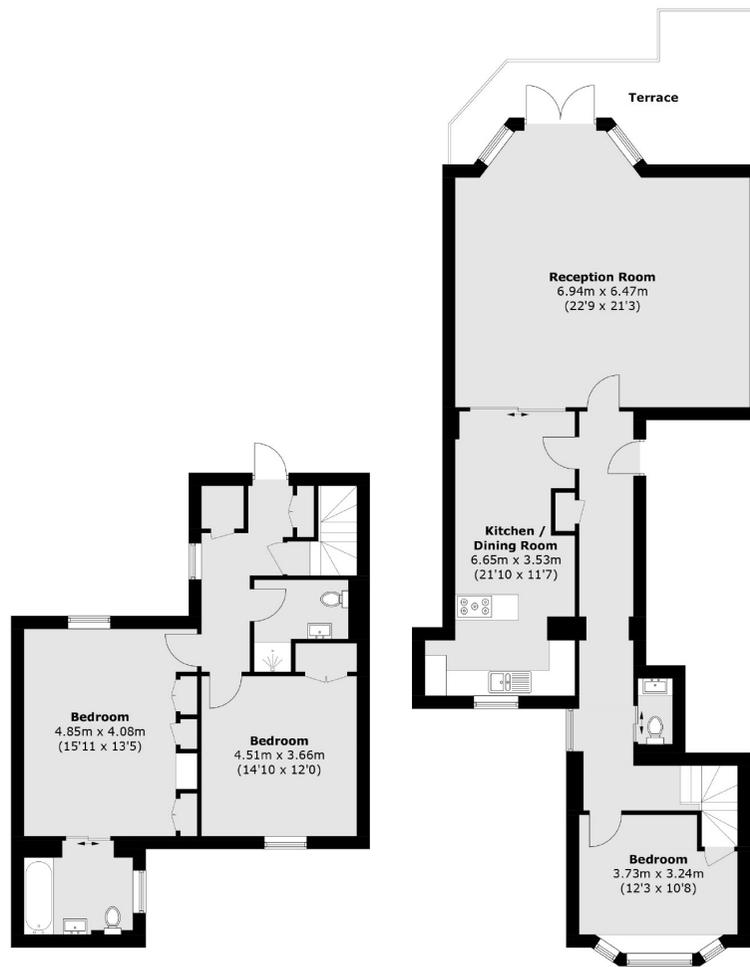
St Georges Square, renowned for its dog-friendly walking area, is located in the desirable Pimlico SW1 and is one of the most sought-after addresses in the vicinity. Its location offers excellent convenience, with Pimlico underground station just 0.2 miles away and Victoria Station within a short 0.7-mile walk. Battersea Park is also less than a mile from the property.

### KEY FEATURES

- Share of Freehold
- Service Charge: £6518 pa
- Reserve Fund: £7548 pa
- Private Terrace
- Three Double Bedrooms
- Communal Gardens







**Ground Floor**

**First Floor**

Total area (approx.): 146.4 sq. m (1,575.8 sq. ft)  
Terrace: 15.5 sq. m (166.8 sq. ft)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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