



St Georges Square
Pimlico, SW1V

Asking Price £2,000,000

CHESTERTONS





A beautifully presented and impressively spacious split-level apartment set within an elegant Grade II listed stucco-fronted building, perfectly positioned on one of Pimlico's most distinguished garden squares. Arranged over two floors, the property offers a generous reception room opening onto a private terrace with picturesque views over St George's Square, a separate modern kitchen, three well-proportioned double bedrooms, and three bathrooms.

St Georges Square is conveniently located for easy access for the river Thames, Pimlico underground stations (Victoria line) and shops, cafes and restaurants of Pimlico, Battersea Power Station, the green open spaces of Battersea Park and as well as transport links at nearby Victoria (Victoria, Circle and District lines, Mainline station and Gatwick Express).

Please note some of the furniture in the first image is the previous tenants.

- Beautifully presented and exceptionally spacious split-level apartment set within an elegant Grade II listed stucco-fronted building
- Prime position on one of Pimlico's most sought-after and distinguished garden squares
- Generous reception room opening onto a private terrace with picturesque views over St George's Square
- Separate modern kitchen, three well-proportioned double bedrooms, and three bathrooms
- Ideally located for the River Thames, Pimlico Underground Station (Victoria Line)
- Share of Freehold & No Onward Chain

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-81	C		81
55-69	D	61	
49-55	E		
35-49	F		
1-35	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold - 999 years from 24 June 2005 Plus Share of Freehold
Service Charge: £14,066 Per Annum (Including Reserve Fund of £7,548)
Ground Rent: No Ground Rent
Local Authority: City Of Westminster
Council Tax Band: H

Chestertons Westminster & Pimlico Sales

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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)

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