



Eccleston Square  
Pimlico, SW1V

CHESTERTONS





Set within one of Pimlico's most sought-after private garden squares, this exceptionally grand raised ground floor apartment extends to approximately 1,650 sq ft and offers impressive proportions throughout, just a short walk from Belgravia.

The property is defined by its magnificent reception room, boasting soaring 3.6m ceilings and elegant proportions, with large windows overlooking the beautifully maintained garden square, flooding the space with natural light and creating a superb setting for both entertaining and everyday living.

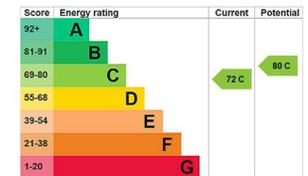
The principal bedroom is particularly striking, featuring extraordinary ceiling heights of 4.65m, enhancing the sense of volume and grandeur, and is complemented by a spacious en suite bathroom. Two further bedrooms provide flexible accommodation for guests, family, or a home office. A generously sized, well-equipped kitchen is conveniently positioned just off the reception room, offering ample storage and workspace.

While the apartment is presented in relatively good condition, it would benefit from a degree of modernisation, offering an incoming purchaser the opportunity to enhance and personalise this already impressive home.

Eccleston Square is situated within the Pimlico Conservation Area allowing for easy access to amenities of Pimlico, Victoria and nearby Belgravia and Chelsea as well as numerous transport links at Victoria Station

- A Very Impressive Three Bedroom Apartment
- Two Bathrooms
- Large Well-Equipped Kitchen
- High Ceilings
- Original Features
- Superb Private Garden Square Access

Asking Price £2,000,000



**Tenure:** Leasehold 75 years 9 months

**Service Charge:** £200 Adhoc - Building Insurance. Approx £200 per annum

**Ground Rent:** TBC

**Local Authority:** Band G

**Council Tax Band:** Westminster

*Chestertons Westminster & Pimlico Lettings*

105 Wilton Road

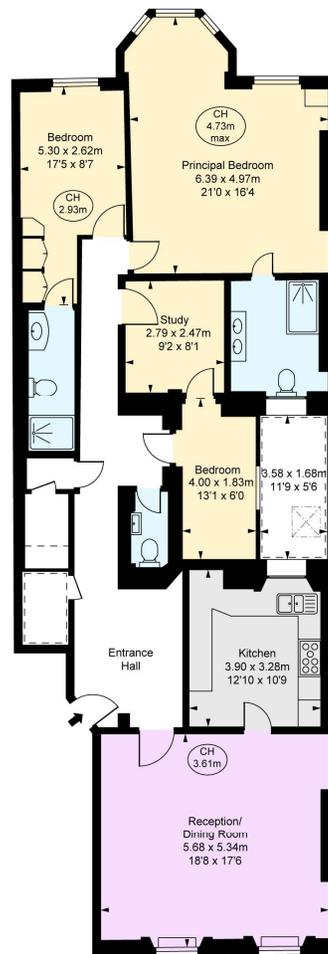
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**Eccleston Square, SW1V**  
 Approximate Gross Internal Area  
**153.33 sq m / 1,650 sq ft**  
 (Including restricted height  
 under 1.5m )  
 (CH = Ceiling Heights)



Ground Floor



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