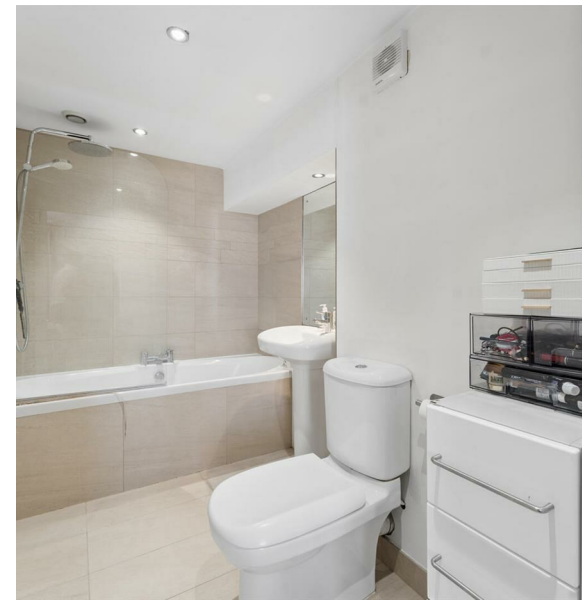


FLAT 23, DUNCANNON HOUSE LINDSAY SQUARE, LONDON, SW1V 2HT  
£3,250 PER MONTH  
COUNCIL TAX BAND: G

TRISPENS



PERFECT FOR PROFESSIONAL SHARERS, THIS SMART TWO-BEDROOM, TWO-BATHROOM APARTMENT IS SITUATED ON THE FOURTH FLOOR (WITH LIFT) OF THIS IMPRESSIVE DEVELOPMENT IN THE HEART OF PIMLICO, BENEFITING FROM 24-HOUR SECURITY AND CONCIERGE SERVICE.

THE APARTMENT FEATURES WOODEN FLOORING THROUGHOUT, WITH BOTH WELL-PROPORTIONED BEDROOMS OFFERING FITTED WARDROBES AND EXCELLENT STORAGE. THERE ARE TWO MODERN BATHROOMS, TOGETHER WITH A BRIGHT AND STYLISH OPEN-PLAN KITCHEN AND RECEPTION ROOM, CREATING AN IDEAL SPACE FOR BOTH RELAXING AND ENTERTAINING.

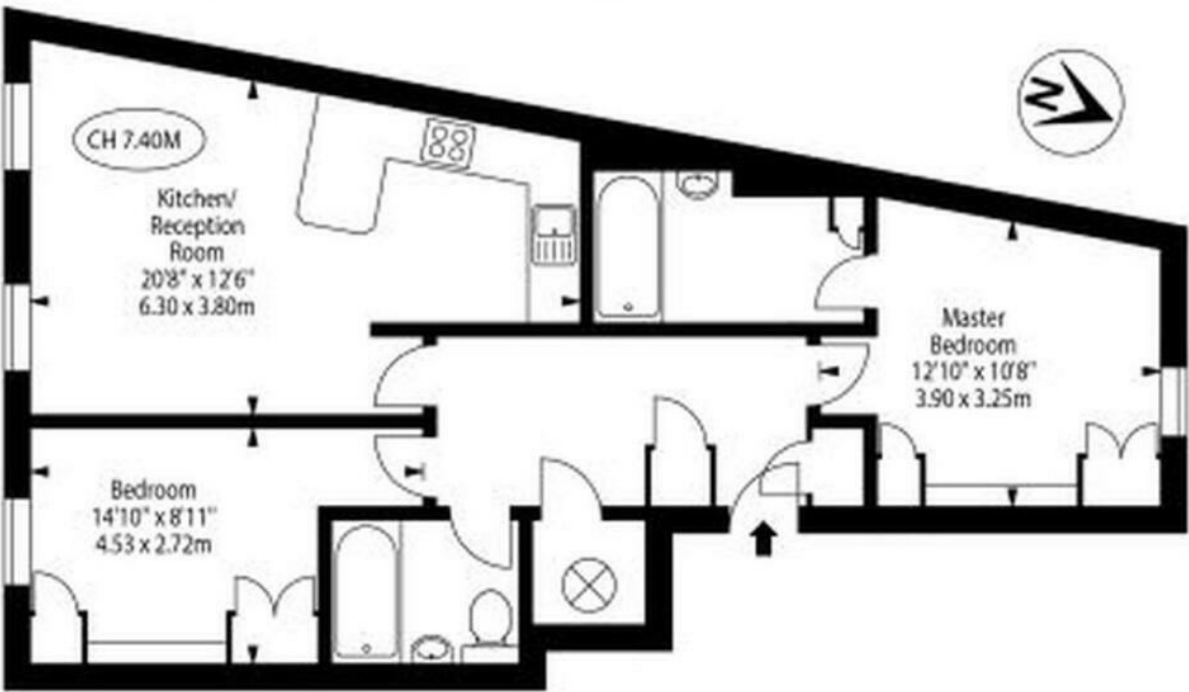
LINDSAY SQUARE IS SUPERBLY LOCATED JUST MOMENTS FROM PIMLICO UNDERGROUND STATION (VICTORIA LINE) AND WITHIN EASY WALKING DISTANCE OF CHELSEA, WESTMINSTER, THE RIVER THAMES AND VICTORIA, WITH ITS EXCELLENT NATIONAL RAIL, UNDERGROUND AND COACH CONNECTIONS

TIM LAWLER  
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# Duncannon House, Lindsay Square, SW1V

APPROX. GROSS INTERNAL AREA \*  
708 Ft<sup>2</sup> - 65.77 M<sup>2</sup>

Key:  
CH - Ceiling Height



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  | 75                      |                                                                                       |
| (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 |  |