



Vincent Square, SW1P | Guide Price £2,425,000



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Vincent Square, Westminster, London

Occupying a distinguished position on Vincent Square, this elegant late Georgian freehold townhouse extends to approximately 2,230 sq ft and presents a rare opportunity in one of Westminster's most sought after residential settings.

Believed to date from the early 19th century, the building retains much of the character, scale and proportion associated with the Georgian and Regency period, while offering flexibility for both owner occupiers and investors.

The property is currently arranged as three self contained apartments, comprising a garden flat, a raised ground floor one bedroom apartment and an upper floor duplex. The leases have now been closed and the property is held under a single freehold title.

In its present form, the building offers three reception rooms, four bedrooms and four bathrooms, with outside space to the garden flat and attractive views over Vincent Square from the upper floors.

Purchasers may wish to explore reinstating the house as a single private residence, reflecting its original use, although this would be subject to the necessary planning, building regulation and other consents. Westminster's current planning policy protects existing housing stock, so consent for amalgamation should not be assumed and buyers should take their own professional advice.

Vincent Square is widely regarded as one of Westminster's finest addresses, known for its architectural elegance, garden square setting and central yet peaceful atmosphere. Pimlico, Westminster and Victoria are all within easy reach, together with excellent shops, restaurants and transport connections.

A rare opportunity to acquire an entire period freehold of charm and potential, whether as an income producing investment or, subject to consent, as a long term family house of presence and distinction.





Vincent Square, Westminster,

Guide Price:
£2,425,000 subject to contract.

Tenure:
Freehold

Local Authority:
City of Westminster

Council Tax Band:
G

Approximate Gross Internal Area:
2230.00 sq ft

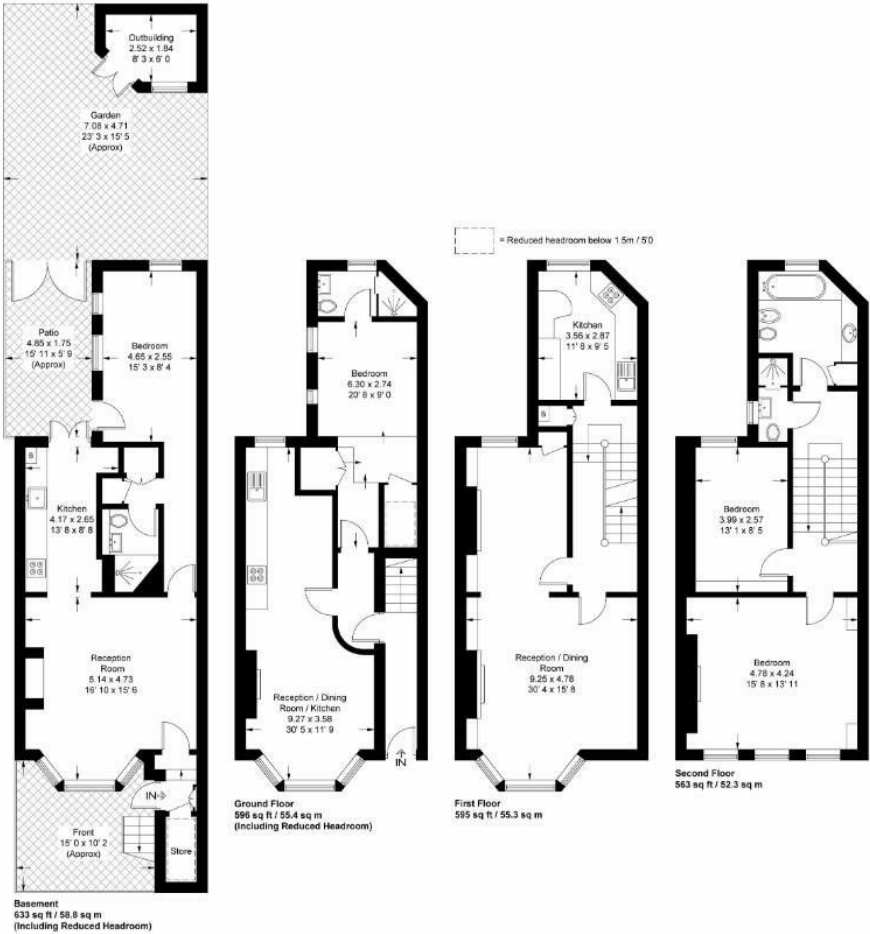
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Vincent Square Westminster
Approximate Gross Internal Area = 2362 sq ft / 219.5 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 25 sq ft / 2.3 sq m
Outbuilding = 46 sq ft / 4.3 sq m
Total = 2433 sq ft / 226.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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