



St Georges Square  
London, SW1V

Asking Price £1,650,000

CHESTERTONS





A stunning three double bedroom period conversion situated within this handsome stucco fronted building further comprising large open plan reception room with modern kitchen and dining area and two bathrooms. The property is laterally spacious, superbly presented through-out and benefits from great natural light and has access to one of Pimlico's finest garden squares.

St. Georges Square is conveniently located moments from the river Thames, Battersea Power Station, Battersea Park and a great selection of shops, cafes and restaurants of Pimlico and Westminster. There are numerous transport links available including Pimlico (Victoria underground line) and Victoria station (Victoria, Circle and District underground lines, Mainline station and Gatwick Express).

- An Incredibly Light and Laterally Spacious Conversion
- Handsome Stucco Fronted Building
- One of Pimlico's Finest Garden Squares
- Large Open Plan Reception Room
- Modern Kitchen and Dining Area
- Three Double Bedrooms and Two Bathrooms

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
76-81	C	76	81
69-76	D		
55-69	E		
49-55	F		
35-49	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

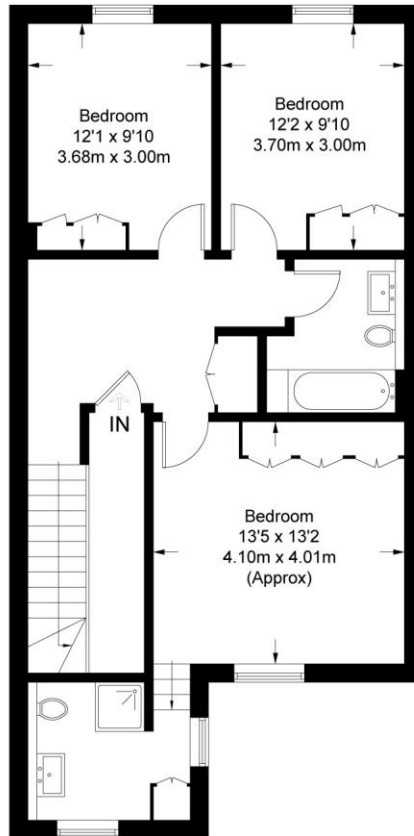
**Tenure:** Leasehold plus Share of Freehold expiring October 3007  
**Service Charge:** £7,200 p.a. (Approximately)  
**Ground Rent:** £160 p.a.  
**Local Authority:** Westminster  
**Council Tax Band:** G

*Chestertons Westminster & Pimlico Sales*

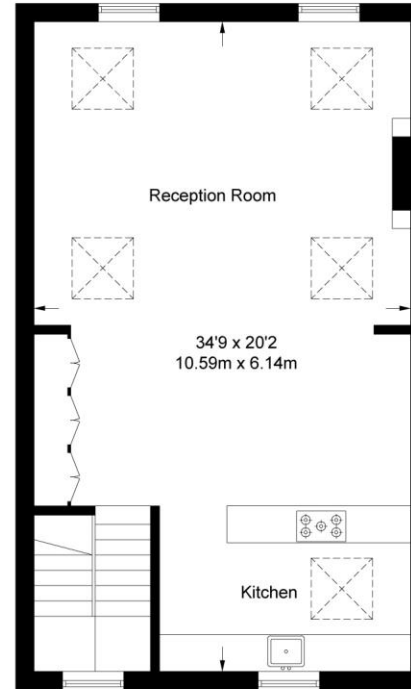
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# St George's Square

Approximate Gross Internal Area = 1425 sq ft / 132.4 sq m



**Third Floor = 723 sq ft / 67.2 sq m**



**Fourth Floor = 702 sq ft / 65.2 sq m**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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