

## ST GEORGES SQUARE, SW1V

£1,495,000

SHARE OF FREEHOLD

### At a glance...

- Two Double Bedrooms
- Two Bathrooms
- Raised Ground Floor
- Share of Freehold
- Views of Garden Square
- Council Tax Band: G

**Winkworth**

for every step...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## ST GEORGES SQUARE, SW1V

£1,495,000

SHARE OF FREEHOLD

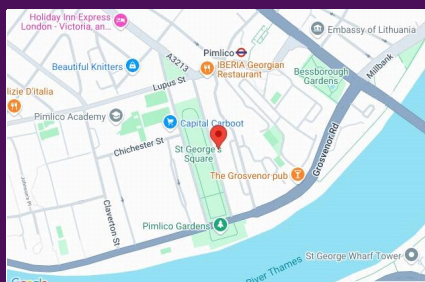
A charming split level flat entered on the ground floor on the sought after St George's Square and offering c.1291 sq ft.

The ground floor offers fabulous ceiling height and comprises a large dining area that leads onto a smart, modern kitchen to the rear and a grand living room to the front with a gorgeous bay window that overlooks the square.

The flat has two generous bedrooms, both with ensuite bath/shower rooms. Both rooms have plenty of storage and great natural light. In addition there is a separate WC.

This is a fabulous flat which would make a wonderful London home or luxurious SW1 pied-a-terre.

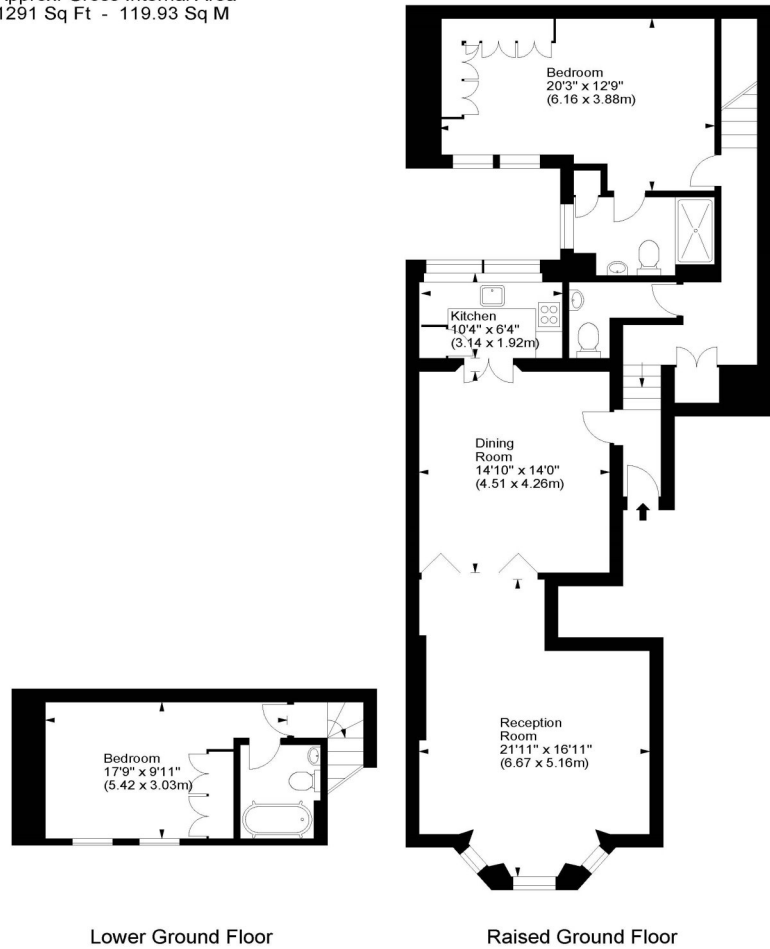
St Georges Square is located well for Pimlico Underground (Victoria Line, 0.2 miles) which is only a short stroll away.



winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fireplaces.

### St Georges Square, SW1

Approx. Gross Internal Area  
1291 Sq Ft - 119.93 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



Pimlico & Westminster

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster

**Winkworth**

for every step...