



## ST. GEORGES DRIVE, SW1V

£1,100,000

SHARE OF FREEHOLD

### At a glance...

- Two Bedrooms
- Large Garden
- Immaculate Presentation
- Great Storage
- Own Front Door
- Council Tax Band: F

**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>		
(55-68) <b>D</b>	68	76
(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	

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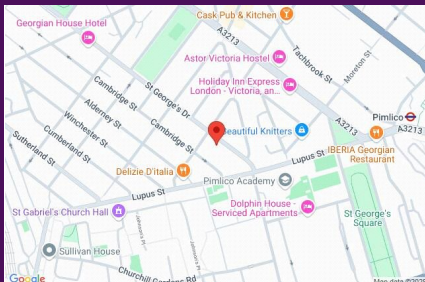
A truly special apartment presented in immaculate condition and with incredible attention to detail.

Covering almost 1000 internal square feet the flat has been refurbished to a high standard and is wonderfully bright throughout.

Entered through its own private front door the flat offers a large, light-filled reception room with pale wooden floors and a stunning feature fireplace. The reception room has ample space for entertaining and relaxing as well as dining. Off the reception room is a smart, modern kitchen with seamlessly built-in appliances.

To the rear of the flat are the two bedrooms, both of which overlook the excellent South facing garden. A pristine family bathroom and an additional cloakroom complete the accommodation and there is also the benefit of a large internal vault currently used as a utility room as well as offering excellent storage.

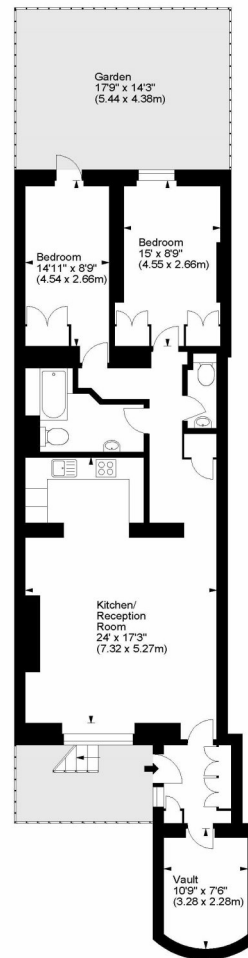
A fabulous London home in the most central of locations.



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## St Georges Drive, SW1

Approx. Gross Internal Area  
980 Sq Ft - 91.04 Sq M



Lower Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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