



## LINDSAY SQUARE, SW1V

£600,000

LEASEHOLD

### At a glance...

- One Double Bedroom
- Large, Bright Reception Room
- Separate Modern Kitchen
- Underground Parking Space
- 24h Porter

**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>		75
(55-68) <b>D</b>	63	
(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	

## LINDSAY SQUARE, SW1V

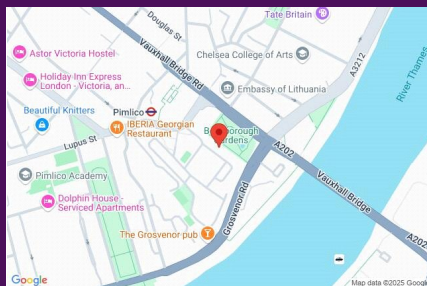
£600,000

LEASEHOLD

A lovely flat in the exclusive Bessborough Gardens development. Built around the stunning communal garden square the development offers residents security and peace of mind with 24h concierge/porter and secure underground parking.

The apartment is on the 1st floor and can be accessed via the communal staircase or lift. The windows in the large reception room, as well as those in the double bedroom, face South West and let in fantastic light. The separate kitchen is also a great size and there is a smart modern bathroom.

An ideal pied-a-terre, being located opposite Pimlico underground, or fantastic 1st time buy in SW1.

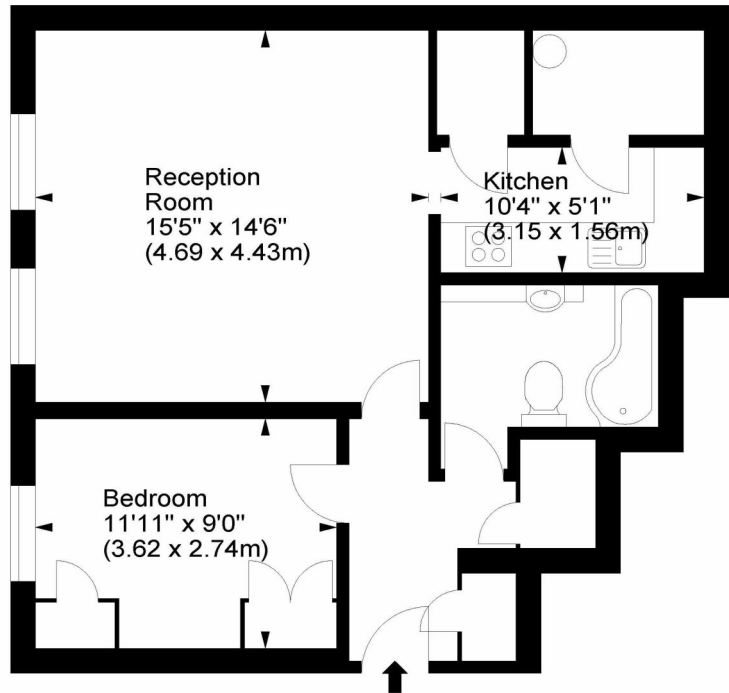


winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to 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 fire-chimneys.

## Ashgrove House, Lindsay Square, SW1



Approx. Gross Internal Area  
580 Sq Ft - 53.88 Sq M



First Floor

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



Pimlico & Westminster

020 7828 1786

[pimlico@winkworth.co.uk](mailto:pimlico@winkworth.co.uk)

[winkworth.co.uk/pimlico-westminster](http://winkworth.co.uk/pimlico-westminster)

**Winkworth**

for every step...