



ST GEORGES SQUARE, SW1V

£3,250 PER MONTH

FURNISHED

At a glance...

- Two Double Bedrooms
- Modern bathroom
- First Floor
- Large Reception
- Balcony
- Square garden

Winkworth

for every step...



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A gorgeous, two bedroom, period conversion on the sought after St Georges Square. The first floor flat spans over 600 sq ft and comprises of a light and spacious reception with plenty of room to dine and entertain, modern fitted kitchen, two double bedrooms with storage and a modern family bathroom with shower over bath. To the front of the property there is also a superb private balcony directly overlooking the garden square.

The property is furnished throughout, however there is no bed in the back bedroom.

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

Victoria Station is also close by (0.7 miles) where there is a plethora of transport options, shops and restaurants.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	80	65	83

Energy Efficiency Rating
 Very energy efficient - lower running costs
 (92-100) 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
 EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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