



A PARTICULARLY SPECIAL TRIPLEX APARTMENT ON A GARDEN SQUARE IN PIMLICO OFFERING VERSATILE ACCOMMODATION AND BENEFITTING FROM LANDMARK VIEWS FROM THE PRIVATE ROOF TERRACE

ST. GEORGE'S SQUARE
LONDON, SW1V

Guide Price £2,500,000 , Share of Freehold



ST. GEORGE'S SQUARE LONDON

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Contemporary upper floor Triplex apartment within a period building • 4 bedrooms, 2 bathrooms (1 en suite) 2 Reception rooms • Modern fitted kitchen/dining • Roof terrace with iconic landmark views • Share of freehold tenure on a renowned garden square

4 Bedrooms • 2 Bathrooms • 2 Receptions

- EPC Rating = E
- Council Tax = H

Situation

This is a popular residential district in Central London, convenient for iconic Westminster landmarks, such as the Houses of Parliament and Tate Britain Gallery.

The area is well provided for in terms of transport connections, with Victoria Station offering national mainline services including the Gatwick Express, and underground services from nearby Pimlico Station on the Victoria Line.

There are numerous renowned restaurants and boutiques locally in Denbigh Street, Churton Street and Wilton Road, as well as theatres, markets, a Curzon cinema in Victoria Street, and the traditional lifestyle and café culture of Elizabeth Street and Belgravia; all of which are contributing to a thriving and active local scene which is increasingly enjoyed by residents.

Coupled with the extensive redevelopment seen around Victoria and Westminster there is no question that Pimlico has been revitalized as a highly attractive and sought after residential destination with Prime Central London



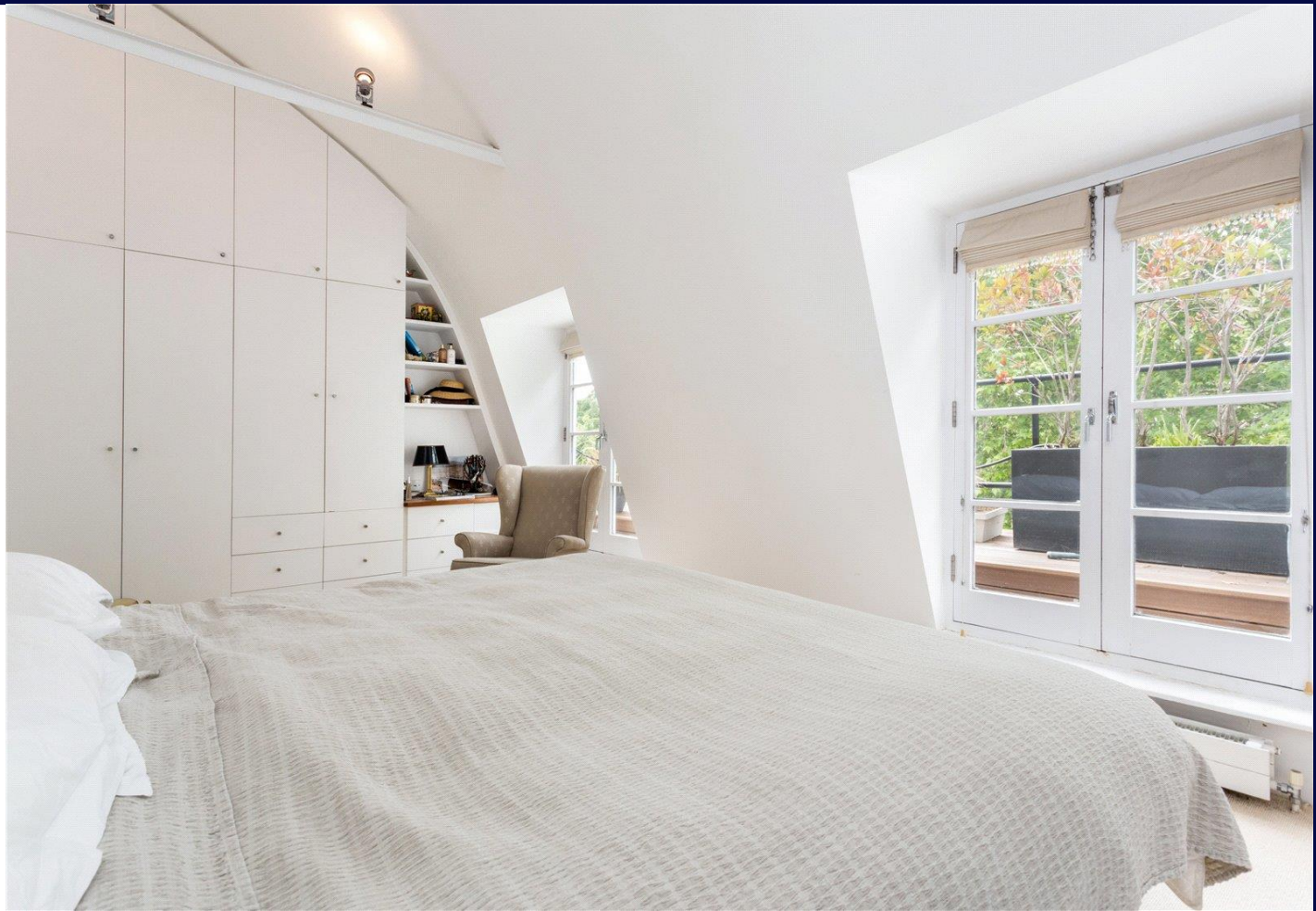
Description

Perfectly positioned on the east side of St. George's Square and set on the top three floors of an impressive stucco fronted property is this beautifully presented apartment. Feeling much like a house, the bright and comfortable interior has been thoughtfully designed to create versatile accommodation that will appeal to buyers seeking a permanent or regular home or a larger pied a terre.

Accommodation briefly comprises four bedrooms, two bathrooms (one en suite), cloakroom, study room, two large reception rooms both overlooking the square and contemporary style fitted open plan kitchen with space to dine.

One particular notable feature of this property is the private roof terrace which offers far reaching views over London and of St. George's Square itself.

The ceiling heights through the property are good, providing a significant sense of elegance, volume and light.



Tenure

Share of Freehold

Local Authority

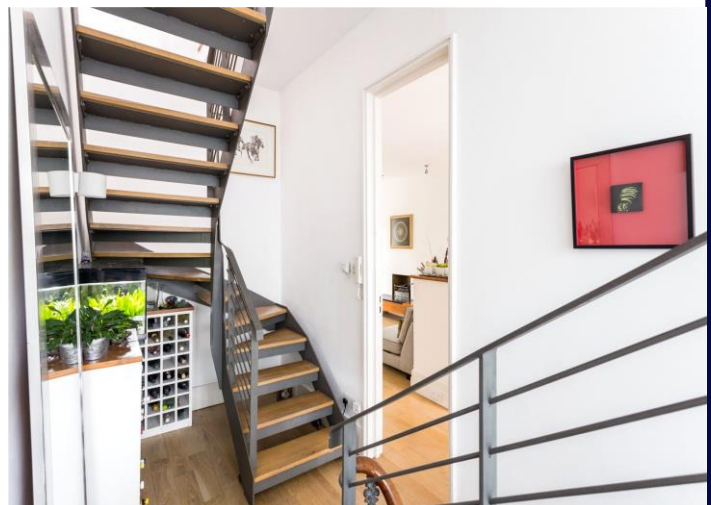
City Of Westminster

Outgoings

Service Charge – TBC

Viewing

Strictly by appointment with Savills.

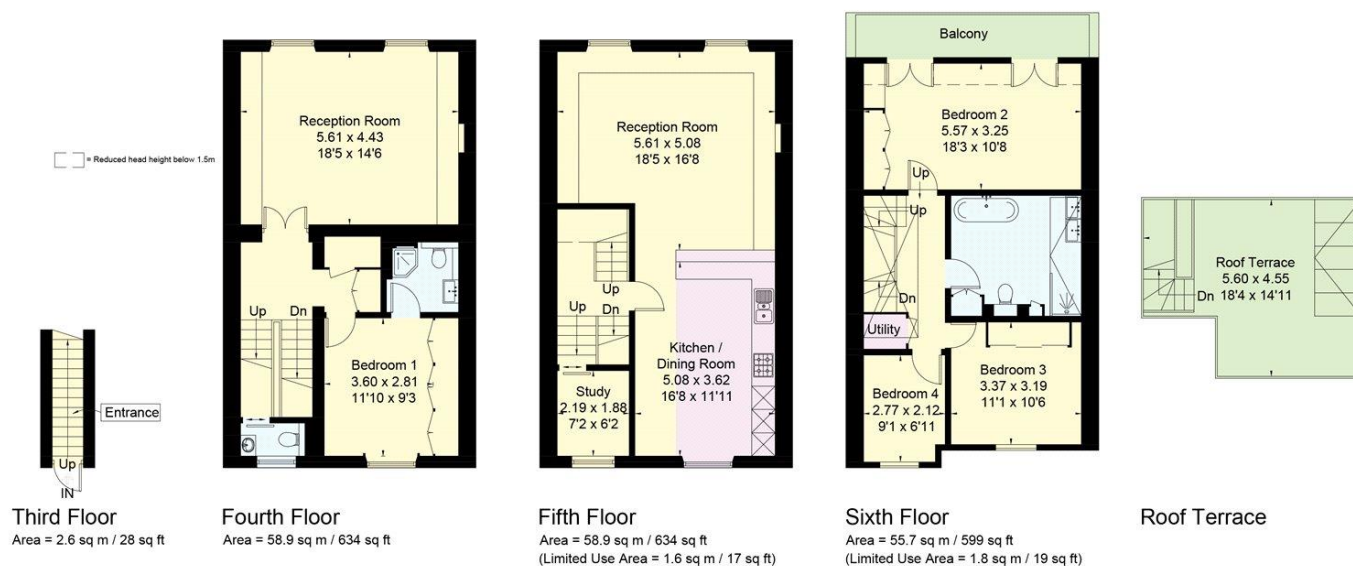


FLOORPLANS

Gross internal area: 1895 sq ft, 176.1 m²



Approximate Area = 176.1 sq m / 1895 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)
Roof Terrace / Balcony = 29.1 sq m / 313 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		63	77
<small>EU Directive 2002/91/EC</small> <small>England, Scotland & Wales</small>			