



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 £2,325,000, Leasehold



ST. GEORGE'S SQUARE LONDON

Guide Price £2,325,000, Share of Freehold

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

Leasehold

Local Authority

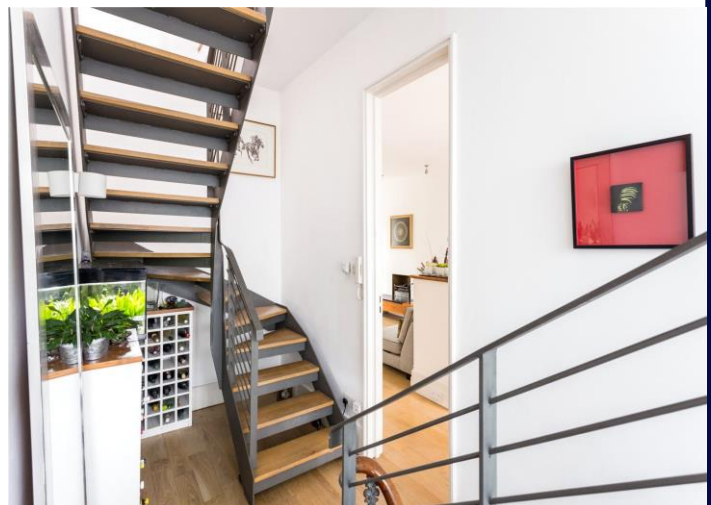
City Of Westminster

Outgoings

Service Charge – TBC

Viewing

Strictly by appointment with Savills.

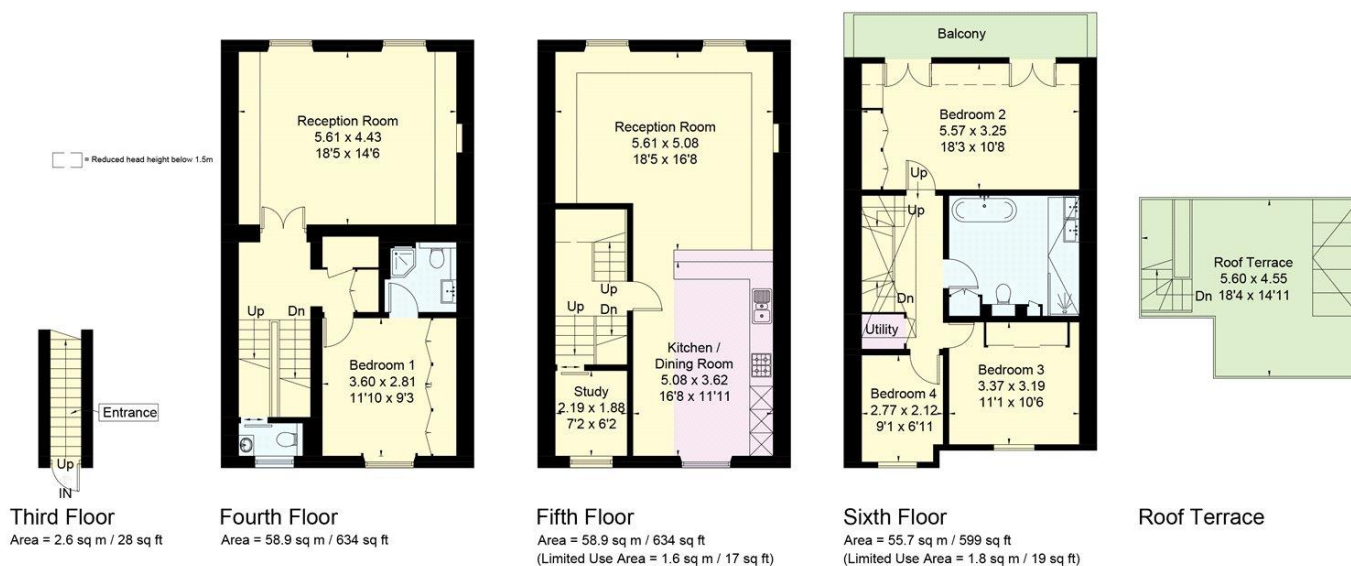


FLOORPLANS

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.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 233366

Westminster & Pimlico
Sales
westminster@savills.com
+44 (0) 203 430 6860

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190530EMML

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (95-100)		
	B (81-94)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
		77	63
EU Directive 2002/91/EC			
England, Scotland & Wales			