



Charming duplex three bedroom penthouse on popular garden square.

Warwick Square, Pimlico, London, SW1V

Guide Price £3,950,000 Share of Freehold





Garden square fourth and fifth floor penthouse •
Three double bedrooms • Terrace •
Generous ceiling heights • Listed Building •
Share of Freehold - 969 years

About this property

Arranged across the fourth and fifth floor, this exceptional penthouse comprises three well-proportioned bedrooms boasting artificial silk carpets, two bathrooms, separate cloakroom, a spacious kitchen fitted with Gaggenau and Miele appliances and a generous reception room, which leads on to a west facing terrace with views overlooking the private garden square.

The property further benefits from an abundance of natural light due to its large floor to ceiling windows. Bespoke joinery throughout and features such as integrated surround sound, ceiling speakers and a steam room in the principal en suite.

Warwick Square is a highly sought after address in Pimlico with excellent access to the West End, the City, and Victoria, from which there are extensive transport options.



Local Information

Warwick Square is situated in the heart of Pimlico, between St. George's Drive and Belgrave Road and is renowned as one of Pimlico's most exclusive addresses.

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

The area is well provided for in terms of transport connections, with Victoria Underground & Mainline station; offering national mainline services including the Gatwick Express, as well as underground services (Circle & District Line and the Victoria Line). Pimlico Underground Station is also close proximity for the property for 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 cafe culture of Sloane Square and Belgravia is of course only minutes away too; all of which are contributing to a thriving and active local cultural scene which is increasingly enjoyed by local residents.

Tenure

Share of Freehold (969 underlying leasehold years remaining)

Local Authority

Westminster City Council

Energy Performance

EPC Rating = E

Service Charge

£2,386.62 half yearly

Sinking Fund

£1,585.50 half yearly

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office.

Telephone:

+44 (0) 203 430 6860.





59 Warwick Square, SW1
 Gross internal area (approx.)
 163 Sq m (1751 Sq ft) Including Under 1.5m
 162 Sq m (1739 Sq ft) Excluding Under 1.5m
 For identification only, Not to Scale



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		Current	Potential
Lowest energy efficient - Best saving costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D		
39-54	E	52	
21-38	F		
1-20	G		
Not energy efficient - Higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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