

ST. GEORGES SQUARE

LONDON | SW1V



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910

ST. GEORGES SQUARE, LONDON, SW1V 3QW

TOTAL APPROX. INTERNAL AREA: 1566 SQ FT / 145.5 SQ M

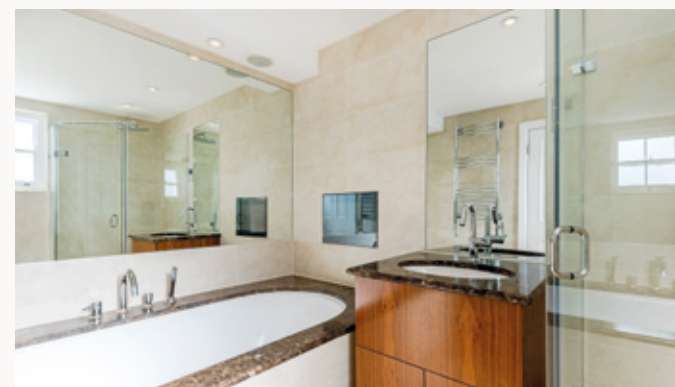
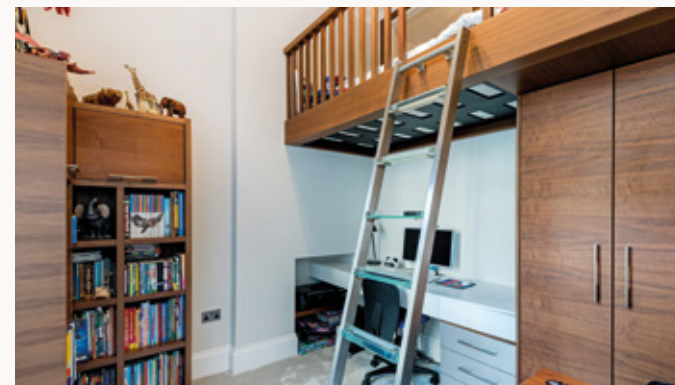
AN EXCEPTIONALLY RARE GROUND AND FIRST FLOOR APARTMENT OVERLOOKING THIS GARDEN SQUARE



FEATURES

- Grade II listed
- Share of Freehold
- 3 Bedrooms
- 2 Reception Rooms
- 12 ½ ft ceilings
- Cat 5 cabling
- Aquavision
- 2 Bathrooms
- Balcony
- Communal Gardens





DESCRIPTION

With its magnificent first floor open plan styled kitchen and drawing room (both with underfloor heating); its 12 ½ foot ceilings and tall French windows that lead out on to a portico balcony as well as its south westerly views across the gardens; this duplex apartment offers the very best entertaining space the area has to offer. Having undergone a complete refurbishment project the property benefits from not only a ‘Smallbone of Devizes’ kitchen with fully fitted Miele appliances but also bespoke walnut cabinetry in the master bedroom, a meticulous restoration of period features and a ‘Hotbird’ satellite offering global TV.

The apartment is particularly well-balanced with three ground floor double bedrooms and two bathrooms plus guest loo. The impressive master bedroom (c.240sqft) again benefits from views towards the gardens and with its large windows, floor to ceiling wardrobes and circa 9ft ceiling height, it offers not only space but incredible volume as well. The en-suite shower room enjoys underfloor heating as does the family bathroom, although this has the added luxury of an Aquavision television.

This would make a superb family home or grown up pied-a-terre for those looking for the very best of both worlds. The property cleverly combines traditional elegance with modern luxury, grand entertaining space with everyday life, a very rare opportunity indeed.

The building as a whole has recently purchased its share of freehold, prepared brand new 999 year leases and undergone a complete facelift including the common parts and the front facade as well as the roof.

St Georges Square, with its dog friendly walking facility, is located in Pimlico SW1 and is one of the most well regarded addresses the area has to offer. It is conveniently positioned for Pimlico underground (0.2 miles), a short walk to Victoria Station (0.7 miles) and Battersea Park is less than a mile away. St George’s Square was originally laid out in 1839 as two parallel streets running north-south but by 1843 had been developed into a formal square and has remained London’s only residential square open to the River Thames.

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TOTAL APPROX. FLOOR AREA 1523 SQ FT / 141.5 SQ M (EXCLUDING REDUCED HEADROOM)

REDUCED HEADROOM = 43 SQ FT / 4 SQ M

TOTAL = 1566 SQ FT / 145.5 SQ M (INCLUDING REDUCED HEADROOM)



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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