



**ST. GEORGES DRIVE**  
LONDON

**JACKSON-STOPS** 

# ST. GEORGES DRIVE, LONDON, SW1V 4DB

TOTAL APPROX. FLOOR AREA 631 SQ.FT. / 58.6 SQ. M

ASKING PRICE £750,000

## PROPERTY INFORMATION:

A well-proportioned two bedroom raised ground floor apartment in the heart of Pimlico, SW1.

The property is located in this stucco fronted period conversion on St. Georges Drive. There is a large elegant drawing room with fireplace and, as expected, excellent ceiling height.

To the rear of the property there is a good sized double bedroom with ample built-in wardrobes and storage. The second bedroom also has built-in wardrobes and there is extensive loft space with access in the hall.

Offered with a long lease, the building is well run and would suit all those looking for a first time buy in central London, a pied-a-terre or long term rental investment, as it has been for our client.

**Tax Band:** F

**Local Authority:** Westminster

**Rating:** EPC - C

**Tenure:** Leasehold with 132 years remaining

**Ground Rent:** Peppercorn

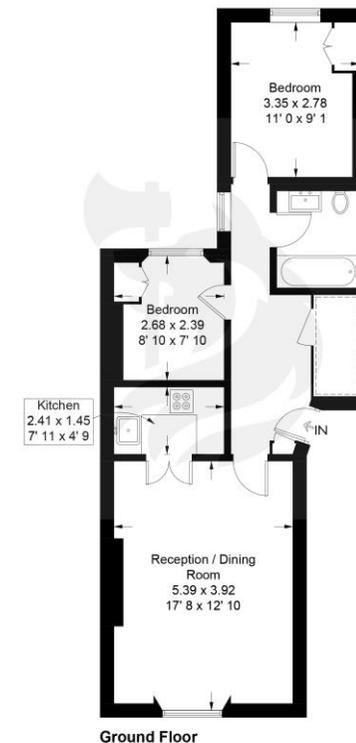
**Service Charge:** An average of £3,000 per annum

## St. Georges Drive

Approximate Gross Internal Area = 610 sq ft / 56.6 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 21 sq ft / 2 sq m  
Total = 631 sq ft / 58.6 sq m



 = Reduced headroom below 1.5m / 5'0"



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

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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