



ST GEORGE'S SQUARE | PIMLICO SW1V

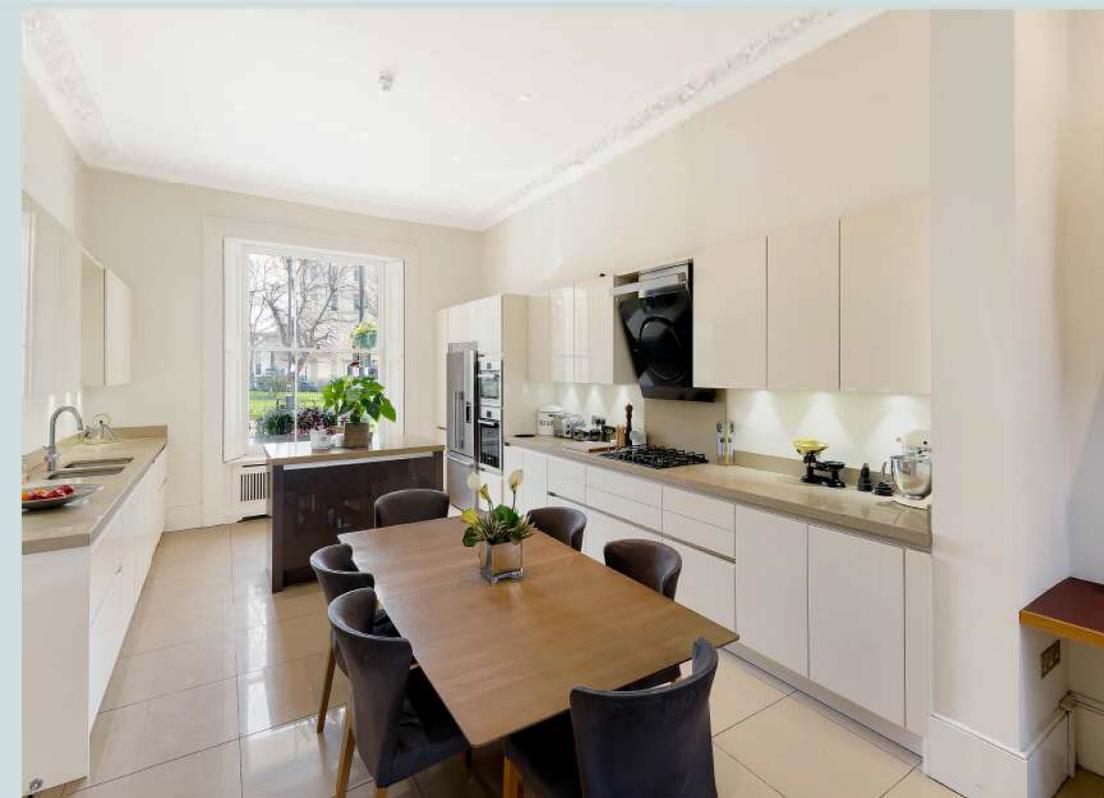
A SUBSTANTIAL 7 BEDROOM FREEHOLD HOUSE, OFFERING GRAND PROPORTIONS, EXCELLENT ACCOMMODATION AND PRIVATE OUTSIDE SPACE, POSITIONED ON ONE OF PIMLICO'S FINEST ADDRESSES.



On the ground floor, there is a wonderful kitchen and dining room with ceiling heights of over 3.5m, as well as an area for informal seating. This really is the heart of the house and a fantastic room. Towards the rear is a conveniently positioned guest cloakroom and large utility room which is essential for the running of a large house of this nature. On the first floor, there is a spectacular double drawing room with ceiling height of over 3.6m and two sets of French doors leading out onto a full width balcony at the front. Towards the rear is a quietly positioned study area which in turn leads out onto a 270 sq ft private terrace which is the perfect place in which to entertain or dine "al fresco". The second floor is occupied by a large principal bedroom with en-suite dressing room and bathroom with shower. The upper parts of the house offer 4 further double bedrooms, all with en-suite shower rooms, one with bathroom. There is also excellent loft storage. The lower ground floor is laid out as a separate 2 bedroom flat. Towards the front is an open plan reception room and kitchen with bedrooms and a bathroom to the rear. There is also private access to a garden area. The residents of St George's Square benefit from access to the well maintained communal gardens. The house is presented in excellent condition and offers period features throughout.

St George's Square is a prime Westminster address within easy reach of the vast array of landmark amenities in the immediate area and also across central London. Having seen much inward investment in recent years, the area has seen a significant rise in amenities such as the boutique shops and restaurants of Moreton Street and Churton Street. The house is also within easy reach of Westminster, St James and Belgravia with Elizabeth Street being 0.8 miles away. Transport links are excellent with Pimlico Underground Station (Victoria Line) being 170 yards away. Victoria Station is 0.7 miles away which offers underground services (Victoria, District and Circle Lines) as well as overground services to Southern England and the Gatwick Express.

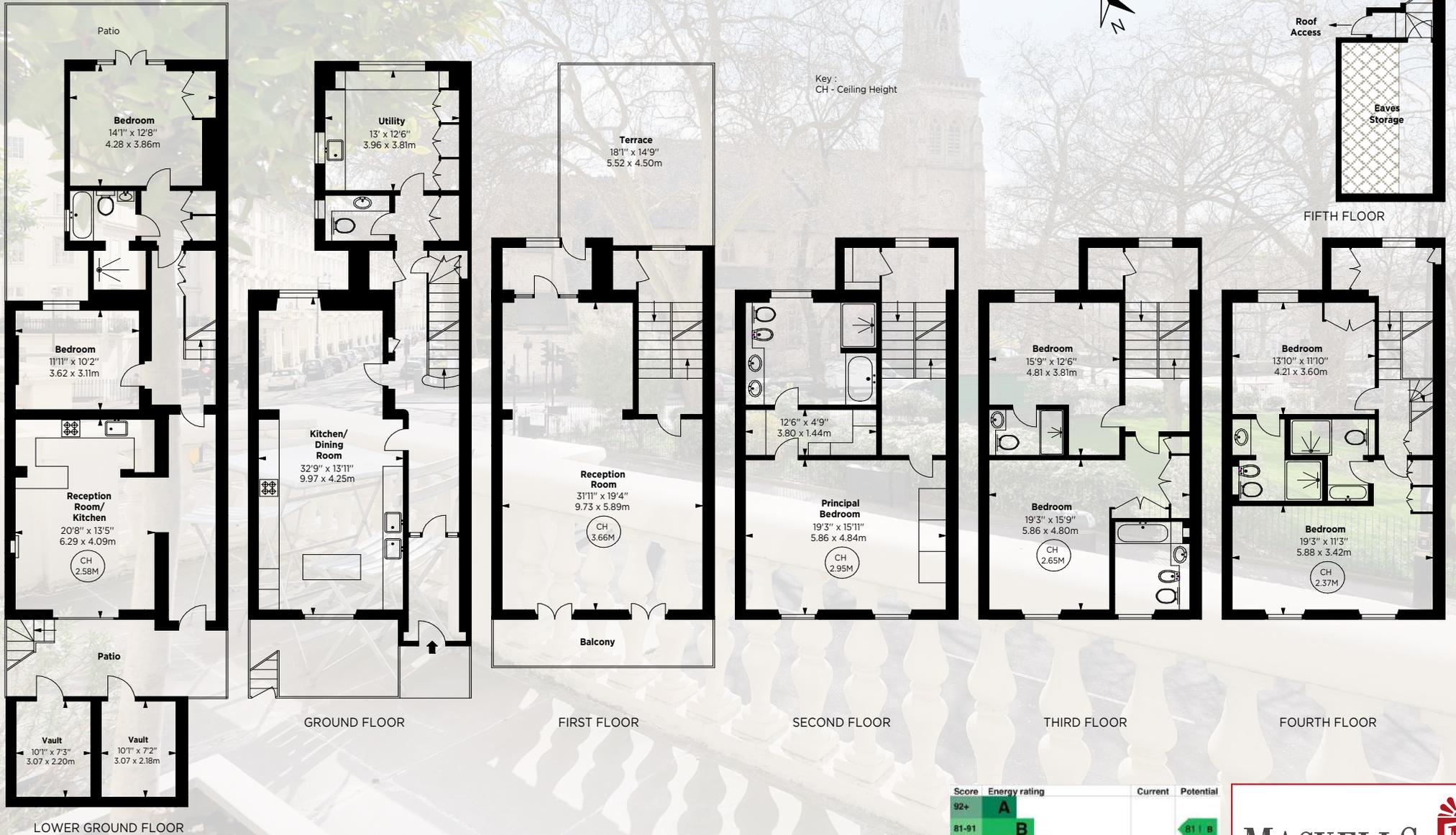




APPROXIMATE GROSS INTERNAL AREA  
 4,821 SQUARE FEET 447.87 SQUARE METRES  
 (EXCLUDING VAULTS, INCLUDING UNDER 1.5M)

**TERMS**

Asking Price Price on Application | Tenure Freehold | Local Authority City of Westminster



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

**MASKELLS** 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.