



RUSSELL SIMPSON

Elegant three-bedroom flat on a
grand garden square

ST GEORGE'S SQUARE
PIMLICO SW1V

St George's Square

Sold

BEDROOMS 3	INTERNAL 1,701 SQ FT	OUTDOOR 153 SQ FT	COUNCIL —
BATHROOMS 2	158 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 986 YEARS	GROUND RENT —	SERVICE CHARGE £9,267 P/Y

The Property

Duplex flat with a magnificent reception room and wide balcony, in a white stucco townhouse with a lift

Entering the flat on the first floor, the front hall leads through to a generous reception room. This includes high ceilings, an ornate cornice, a carved wooden fireplace, and three full-length French windows opening onto the balcony. This floor also features a guest WC and a bathroom with a bath.



img 1

Reception to Balcony



Indoor Spaces

Leading up from the reception, is the principal bedroom, with an ensuite bathroom and a second bedroom, both with inbuilt storage space. Downstairs on the half-landing, there is a third bedroom that can also be used as a study, as well as a dining room with a fitted kitchen beyond.

In addition, there is access to a spacious storage area above. The building benefits from having a plug right outside for electric cars, while the flat itself has wooden floors and tasteful interiors throughout.





The Neighbourhood

The flat includes a balcony with views over the square and enough space for outdoor seating.

St George's Square was designed by Thomas Cubitt as London's only garden square open to the river. Work began in 1835 and, over the years, the square has been home to the writers Bram Stoker – creator of Dracula – and Dorothy L. Sayers. The central garden was also designed by Cubitt, with large lawns and paved paths now open to the public. Today, the square's grand white stucco townhouses make it a sought-after address. From here, Pimlico station is very close, positioned on the other side of the square, while the excellent sporting facilities of Dolphin Square are also nearby.

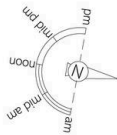


img 1

Balcony

img 2

Communal Garden



St. George's Square, SW1

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Approximate Internal Area
1,701 sq ft / 158 sq m

Outside Area
154 sq ft / 14 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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