

RUSSELL SIMPSON

Exceptionally wide penthouse on
prestigious garden square in Pimlico

WARWICK SQUARE
PIMLICO SW1V

Warwick Square

Sold

BEDROOMS 4	INTERNAL 3,756 SQ FT	OUTDOOR 531 SQ FT	COUNCIL —
BATHROOMS 5	348 SQM	EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE £18,500 P/Y

The Property

Recently renovated four bedroom lateral flat with a generous roof terrace and beautiful views







Indoor Spaces

Entering the property on the fourth floor, the front hall opens onto a dining room followed by a modern kitchen with enough space for a separate eating area. On the other side of the flat, double doors lead through to an adaptable study or reception room with an ensuite bathroom. In addition, this floor contains a pair of bedrooms, both of them ensuite.

Upstairs, on the fifth floor, is a generous reception room with a bar, as well as sliding doors that open onto the terrace. The double aspect, the height of the flat and the floor-to ceiling windows ensure this space is filled with light, while offering views over the London skyline and the garden square.

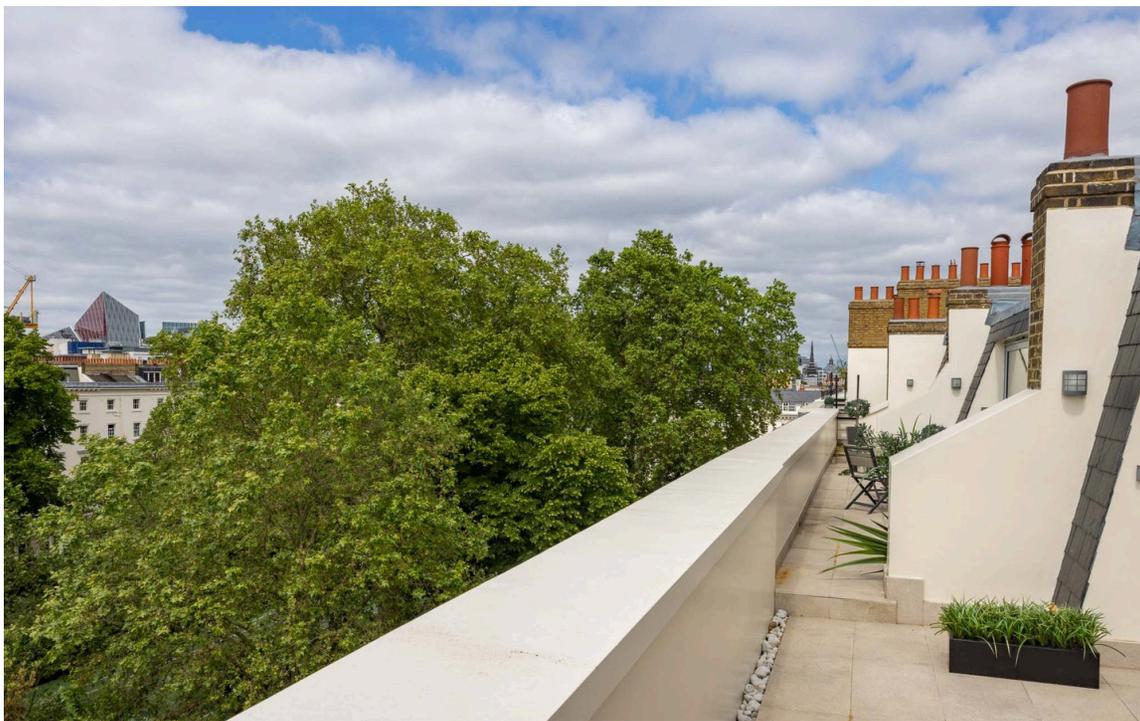




The Bedrooms

On one side of the reception room is a spacious principal bedroom with an ensuite bathroom and dressing room. On the other side is second bedroom with ensuite bathroom and attached study or dressing room. Both bedrooms have sliding glass doors, giving further access to the terrace.





Outdoor Spaces

The top floor of the property is spread over three townhouses, offering exceptional width and a spacious lateral layout. It has been recently renovated in a modern style, with air conditioning throughout.

The property benefits from an unusually wide roof terrace with views over Warwick Square and enough space for outdoor dining. In addition, residents have the right to access the communal garden below, an award-winning design with its own tennis court. In addition, the building has been redecorated internally and externally.



The Neighbourhood

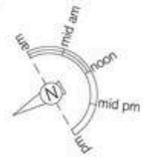
Warwick Square occupies an exceptional position in the heart of Pimlico, convenient for the eminent neighbourhoods of Belgravia, Knightsbridge and Chelsea, as well as the incredibly desirable lifestyle destination of Victoria and the historical landmarks of Westminster and St. James's.

Warwick Square, SW1

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Approximate Internal Area
3,756 sq ft / 349 sq m
Including limited use area
35 sq ft / 3 sq m
Outside Area
532 sq ft / 49 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, spaces, and compass bearings before making any decisions reliant upon them.



Fourth Floor



Fifth Floor

**RUSSELL
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