



## **RUSSELL SIMPSON**

Sublime two-bedroom flat with  
exquisite interiors on a prestigious  
garden square

WARWICK SQUARE  
PIMLICO SW1V

# Warwick Square

£3,850,000

BEDROOMS 2	INTERNAL 2,834 SQ FT	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 2	263 SQM	EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 989 YEARS	GROUND RENT —	SERVICE CHARGE £6,250 P/Y

# The Property

Lofty and spacious flat with a wide balcony, beautiful views and exceptionally elegant mouldings

The flat is accessed from the ground floor, with a grand staircase rising up to the first floor. From here, a central hall leads down to a lofty reception room, with high ceilings and tall windows. Exceptionally beautiful mouldings decorate the ceiling in a Georgian style.



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img 1

Hallway

img 2

Grand Reception Room



## Indoor Spaces

At the opposite end of the hall there is a well-proportioned kitchen with a central island, a breakfast bar and a dining area. Double French doors open onto the balcony, while marble worktops add to the stylish impression.

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img 1

Kitchen

img 2

Dining





## The Bedrooms

The flat also contains a pair of bedrooms. The principal bedroom has an ensuite bathroom and access to the balcony. The second bedroom has a bathroom next door. Both bedrooms have storage space and both bathrooms include baths.

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img 1

Principal Bedroom

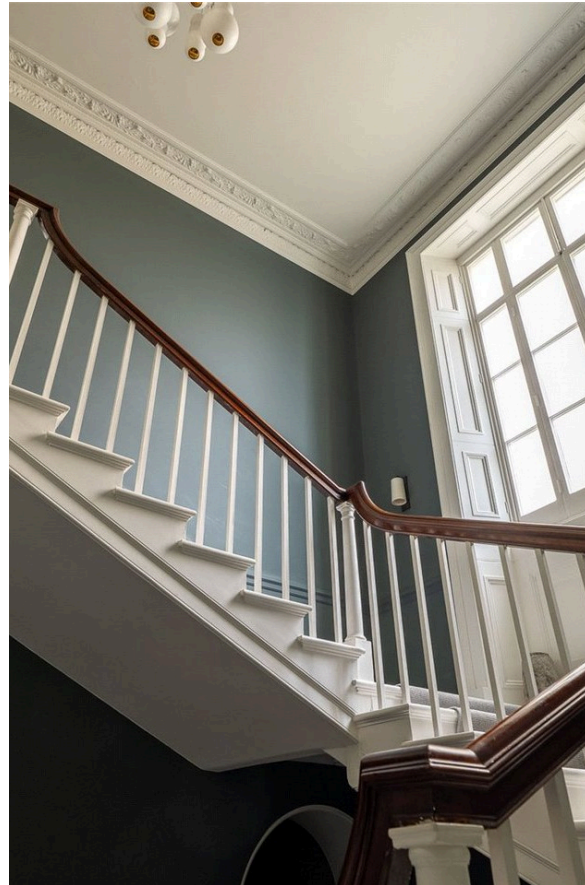
img 2

Bedroom



# The Design

The property is presented in very good condition with wooden floors and a muted colour scheme throughout. The design sensitively retains the grandeur of these historic interiors, matched with a sense of contemporary calm.



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img 1

Hallway

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img 2

Winding Staircase

# Outdoor Spaces

The property includes a wide balcony with views over the square. Residents also have the right to access to the communal garden.



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img 1

Exterior

img 2

Balcony



## The Neighbourhood

Warwick Square is positioned in the heart of Pimlico and lined with tall stucco townhouses. Victoria Station is a short walk away, while Sloane Square and the King's Road are also in easy reach. Furthermore, the restaurants and shops of Orange Square are close, with its celebrated farmers' market each weekend.



# Warwick Square, SW1V

Approximate Gross Internal Area = 263.3 sq m / 2834 sq ft



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. (ID497910)

**RUSSELL  
SIMPSON**

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