

WARWICK SQUARE

LONDON, SW1V



Versatile, bright, superbly located and beautifully appointed lower ground floor flat. A perfect home or pied a terre.

A beautifully appointed flat on the south terrace of Warwick Square, which is widely regarded as Pimlico's best garden square.

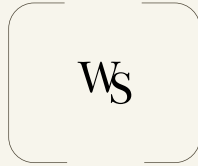
Currently configured as a substantial and elegant one bedroom flat, there is great versatility in a dining room that could easily be returned to use as a second bedroom.

The reception room is a genuine 'feature' room notable for an attractive 'Barrel Vault' style ceiling and an array of bespoke joinery providing discrete storage and which flows in to a contemporary 'galley' style kitchen.

The specification is significant throughout with highly attractive wood and marble finishes and particularly desirable bathroom fittings and features; Lighting throughout the flat is programmable via a Lutron system.

The dining room (bedroom 2) benefits from double French doors opening to a pretty light-well patio area; the original under pavement vaults have also been successfully incorporated and expanded in to the flat providing a valuable utility room and second bathroom/ guest





Warick Square is a highly regarded and established residential address in the heart of Pimlico. The Square gardens, including Tennis Court, are for the exclusive use of Warwick Square residents and are beautifully maintained. It is a location ideal for accessing the renowned historic landmarks and amenities of Central London, particularly convenient for Westminster Victoria and Sloane Square.





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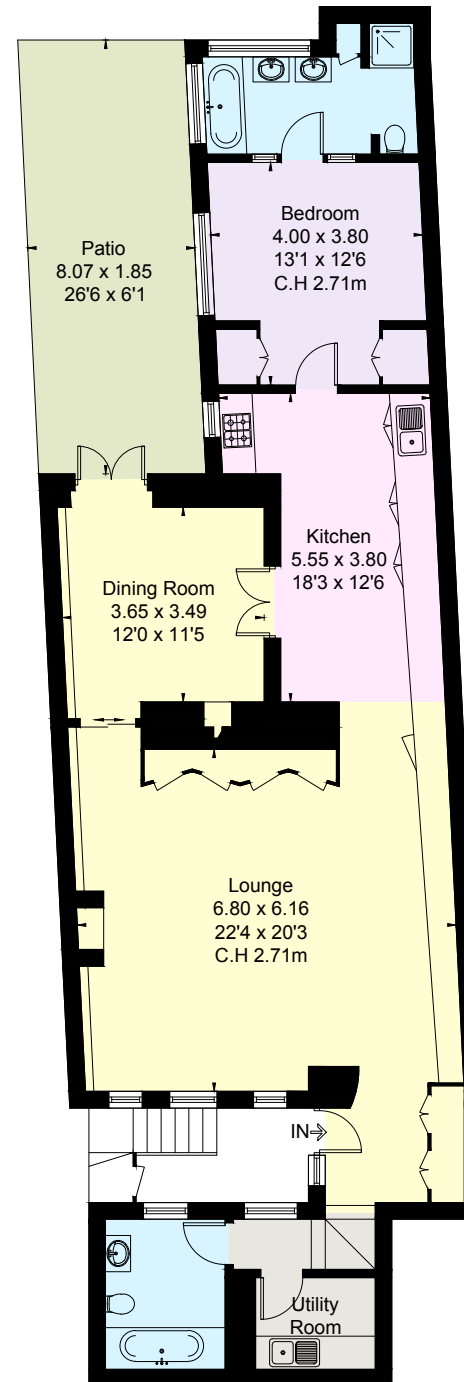
Approximate Internal Area

1,314 ft² / 122.1 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.



Tedworth Property



Ground Floor



Asking Price: £1,250,000
Tenure: Share of Freehold
Service Charge: £2,622 pa
Local Authority: City of Westminster
Council Tax: Band G

*Includes Resident Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.