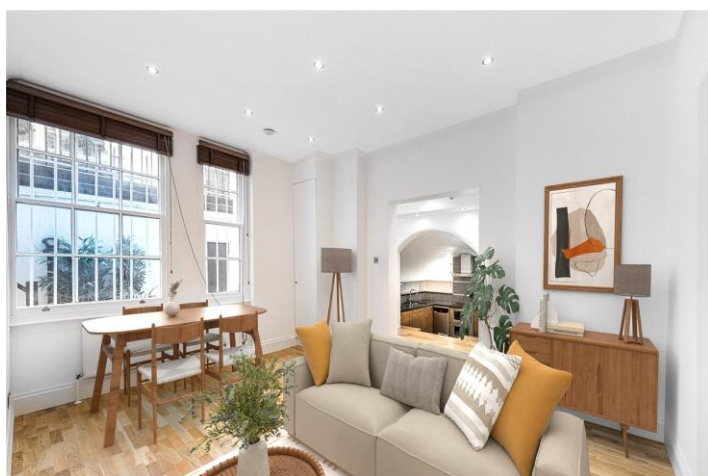




ST GEORGES DRIVE, SW1V

£715,000

LEASEHOLD

At a glance...

- Own entrance via external steps
- Distinctive vaulted second bedroom
- Two bedroom lower ground floor apartment
- Approximately 679 sq ft
- Main bathroom with dual access

Winkworth

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ST GEORGES DRIVE, SW1V

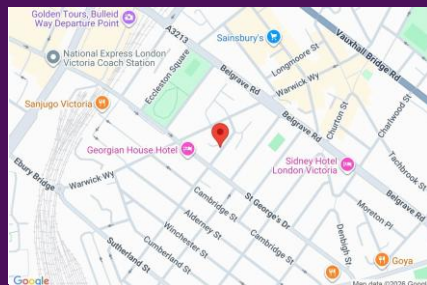
£715,000

LEASEHOLD

Behind the white stucco frontage of St George's Drive, this individual two bedroom apartment has its own entrance and a distinctive vaulted second bedroom. Arranged on the lower ground floor and extending to approximately 679 sq ft, it presents an unusual alternative to a more conventional Pimlico conversion.

The reception room has two tall windows facing the lightwell, with a separate recessed kitchen reached by internal steps. The principal bedroom benefits from built in storage and access to the main bathroom, which can also be entered from the reception. The vaulted second bedroom has its own shower and WC area, giving the accommodation added flexibility while retaining the character of the original space.

St George's Drive is known for its handsome stucco terraces and position close to the independent cafés and shops of Warwick Way and Churton Street. Victoria's Underground and mainline rail links are convenient, while the surrounding Pimlico streets offer a well established residential setting.

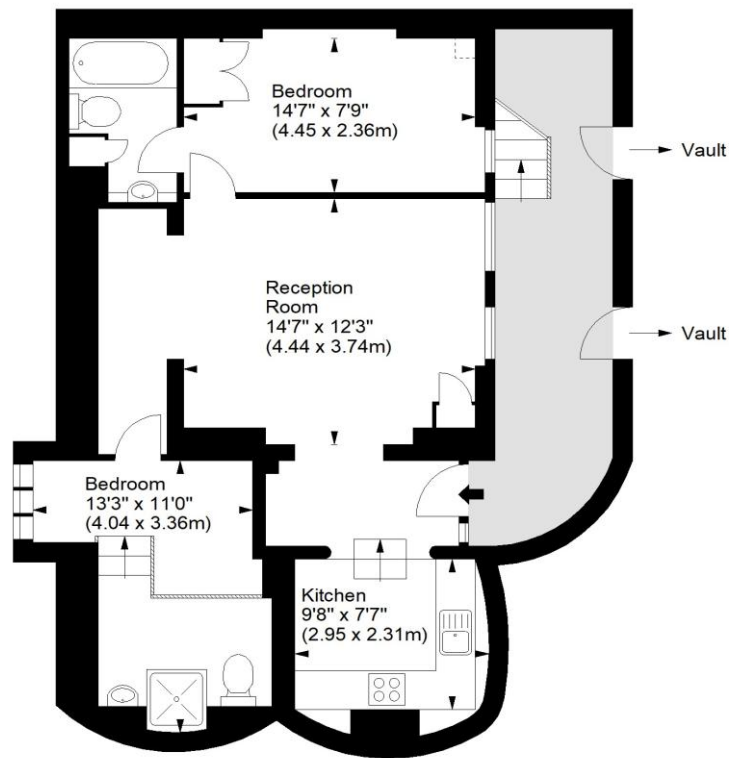


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St. Georges Drive, SW1



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M



Lower Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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for every step...