



## ST GEORGES DRIVE, SW1V 4DF

£495,000

SHARE OF FREEHOLD

### At a glance...

- One bedroom
- Secure, top-floor position
- Large, bright accommodation
- Being sold by auction - please see notes
- Pre-auction bids welcome
- Council Tax Band: E

**Winkworth**

for every step...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## ST GEORGES DRIVE, SW1V, SW1V

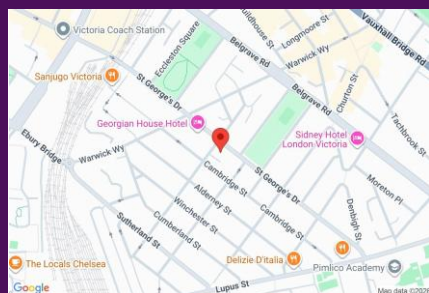
£495,000

SHARE OF FREEHOLD

This is a lovely flat located in a prime position on the corner of Warwick Square. Nestled on the top floor of this well run building and offering a share of the freehold this is a great opportunity to secure a fantastic London base, 1st time buy or rental investment.

Covering some 520 square feet the flat offers fantastic views from the windows in the principal rooms. The large bedroom runs the full width of the building and offers excellent storage. The reception room is incredibly bright and open plan to the smart kitchen. The cosy living area boasts a wall mounted gas fire with a dining table close to the kitchen. There is a modern bathroom next to a tall utility/laundry cupboard.

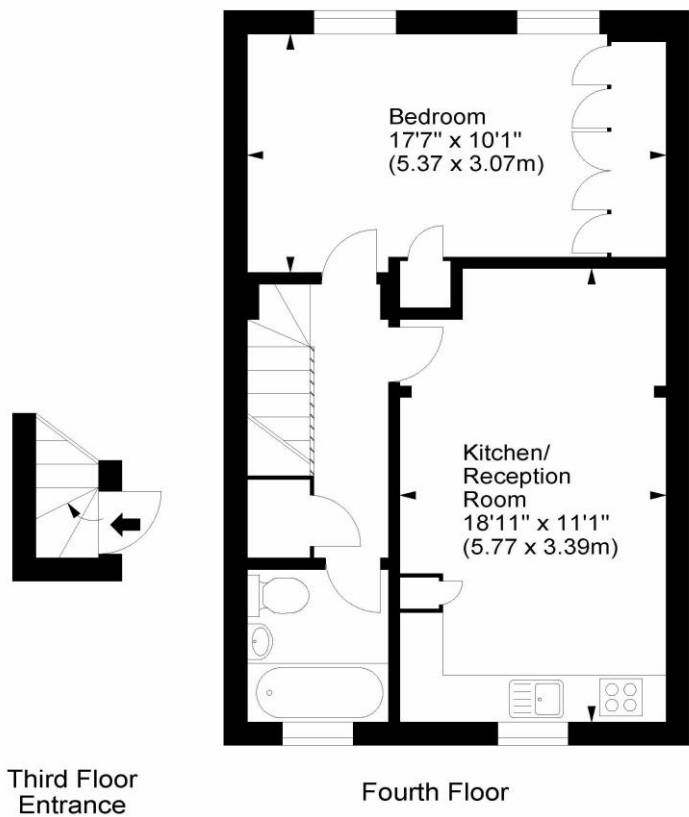
- This property is being sold by auction, in partnership with [SmartPropertyAuctions.co.uk](http://SmartPropertyAuctions.co.uk)
- Pre-auction offers welcome! Contact us directly to do so.
- A Buyer's Premium of 1.2% (inclusive of VAT) applies upon exchange of contracts, whether the property is purchased before or during the auction.



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### St. Georges Drive, SW1

Approx. Gross Internal Area  
520 Sq Ft - 48.31 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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# Winkworth

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