



## ST GEORGES SQUARE, SW1V

£775,000

LEASEHOLD

### At a glance...

- Two Double Bedrooms
- Two Bathrooms
- Impeccably Maintained
- Patio Garden
- Own Front Door
- Council Tax Band: F

**Winkworth**

for every step...



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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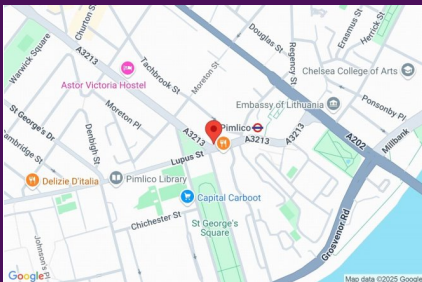
LEASEHOLD

This fantastic Pimlico garden flat offers two large double bedrooms, both with great built-in storage as well as two bathrooms (one ensuite), bright, open plan reception room and kitchen with utility area and wonderful private patio with external storage cupboard.

Sympathetically updated and maintained with fastidious attention to detail by the current owners this flat enables a new owner to move straight in and start enjoying.

Offering fantastic privacy and security via its own front door and keypad entry from street level the flat will make a convenient central London home ideal for a 1st time buyer or someone looking for a London base.

St Georges Square is a well-renowned garden square located close to Pimlico underground station and within easy reach of both Victoria and Sloane Square to the north and Vauxhall to the South.

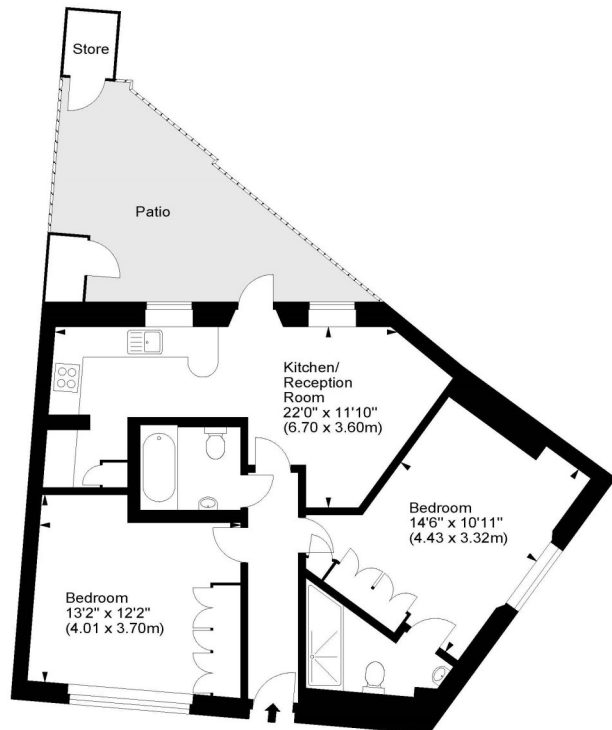


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### St. Georges Square, SW1



Approx. Gross Internal Area  
753 Sq Ft - 69.95 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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