

**St George's Court, London, SW3**  
£3,500 Per Month

2  1  2 



Winkworth Knightsbridge & Chelsea  
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## Elegant South Kensington apartment in a prestigious portered building

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### ABOUT THIS FLAT

An attractive and well-presented lateral apartment offering excellent proportions and a bright, contemporary feel throughout. The property is offered unfurnished and finished to a high standard, featuring wooden floors, modern fittings, and ample natural light. Accommodation comprises a spacious reception room, perfect for entertaining, a separate fully fitted kitchen, a principal double bedroom with an en-suite bathroom, a second single bedroom or study, and an additional guest bathroom. Situated on the fourth floor (with lift) of an exclusive portered building, the flat combines comfort with convenience and security. Residents benefit from professional porterage and well-maintained communal areas. Ideally located just moments from South Kensington Underground Station, the property enjoys immediate access to the shops, cafés, and restaurants of Old Brompton Road and Fulham Road, while being within walking distance of the museums and green spaces that make the area so desirable.

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### KEY FEATURES

- 2 bedrooms
- 1 reception room
- 2 bathrooms
- 637 Square Feet
- Upper floor with lift
- Porter













### FINER DETAILS

- Holding Deposit: £807.00
- Deposit: £3,230.00
- Council Tax Band: G
- EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

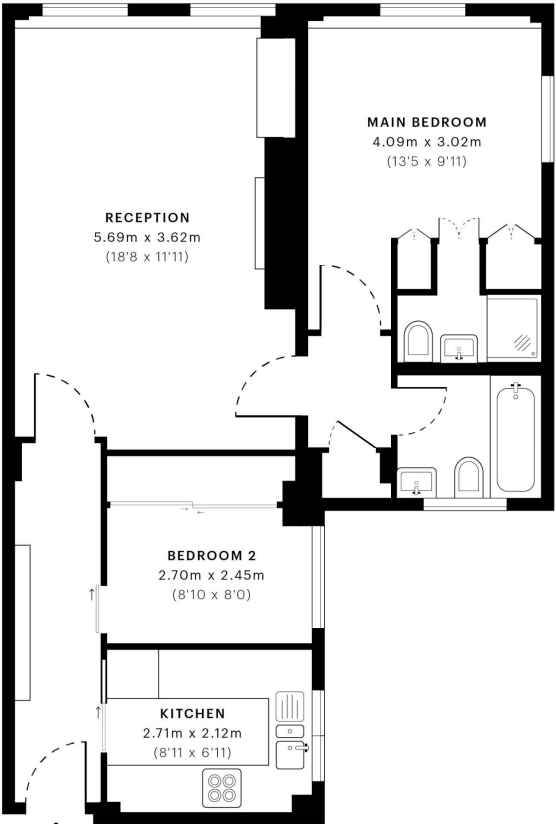
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St. Georges Court, SW3

CAPTURE DATE 28/02/2022 LASER SCAN POINTS 1,546,891

GROSS INTERNAL AREA

59.23 sqm / 637.55 sqft



Fourth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
59.23 sqm / 637.55 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes washrooms, restricted head height  
54.07 sqm / 582.00 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.67 sqm / 642.28 sqft  
IPMS 3C RESIDENTIAL 54.72 sqm / 589.00 sqft

SPEC ID 6217b4e82aacad0dba0f9842





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