



**BUNN & CO**  
Estate Agents, Property Managers & Consultants

## **ST GEORGE'S SQUARE PIMLICO SW1V**

A magnificent ground floor flat with two bedrooms and two bathrooms, high ceilings and being offered with an impressive finish, benefiting from a south west facing terrace. Close to Pimlico station and the extensive transport network of Victoria station.



**£ 1,250,000, share of freehold**

Sales & Lettings  
Tel: 020 7834 3733

**BUNN & CO (London) Ltd**  
18 Churton Street London SW1V 2LL

sales@bunnandco.com  
www.bunnandco.com

Note: Bunn & Co (London) Ltd. For themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as general guide only and do not constitute any part of a contract; (ii) No person in employment of Bunn & Co (London) Ltd has any authority to make or give any representation or warranty in relation to this property.

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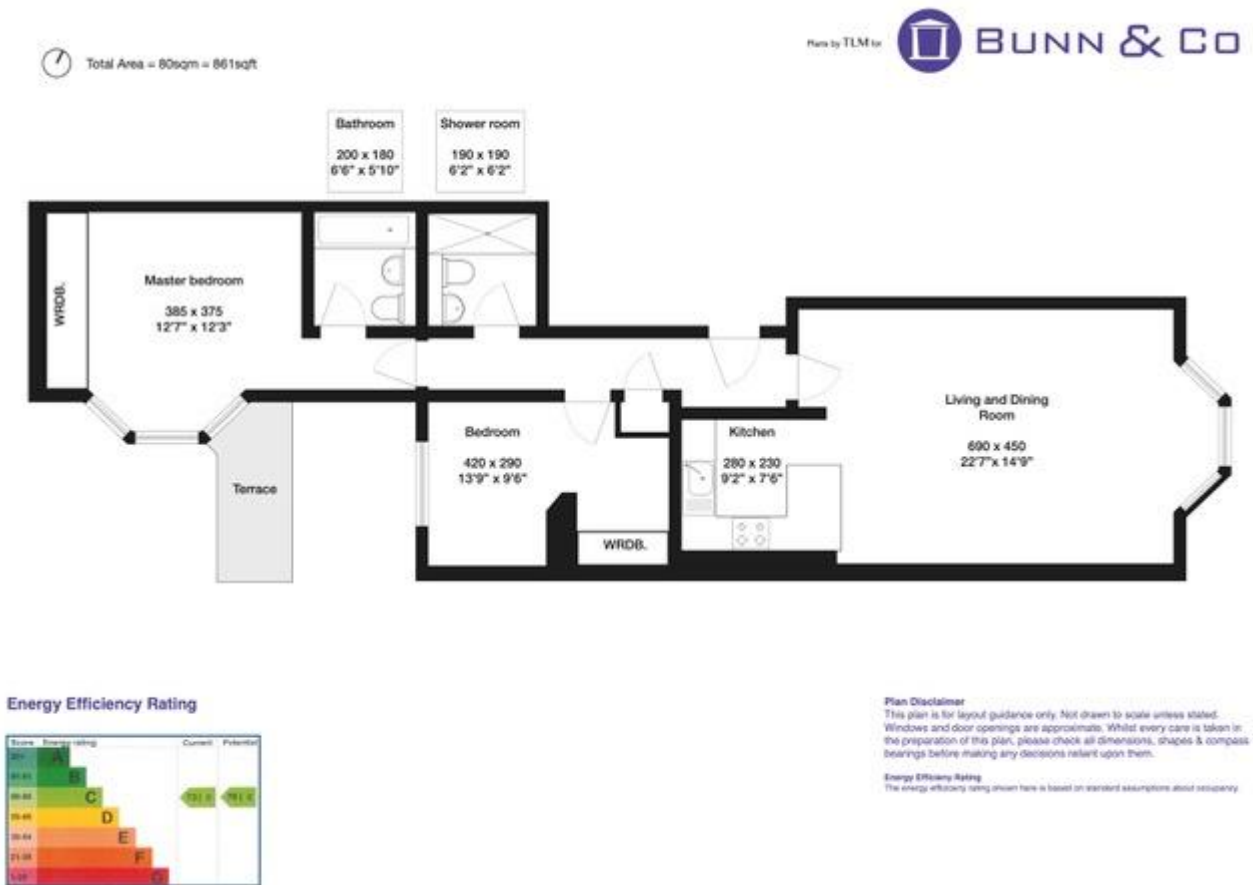


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A magnificent ground floor flat with impressive volume, high ceilings and exceptional living space; including a tremendous reception room with superb natural light, along with a modern, well-equipped open plan kitchen. The bathrooms have been modernised to fit in with the rest of the impressive finish throughout the apartment. The main bedroom is sizeable and benefits from great natural light as well as bespoke fitted wardrobes, opening to a private terrace. A second double bedroom also benefits from bespoke fitted wardrobes.

Sitting in a smart period conversion, the property has immediate access to St George's Square as well as the bustling shops, bars and restaurants of the ever developing Victoria area, with Sloane Square and Chelsea's famous King's Road within easy reach. Transport links are tremendous with Pimlico Station close by and Victoria Station (Circle, District and Victoria Underground Lines) offering National Rail Services and the Gatwick Express. Westminster Station is a little further afield with Jubilee, Circle and District Line Services for easy access to Canary Wharf.



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**TERMS AS ADVISED BY THE VENDOR:**

<b>TENURE</b>	Share of Freehold
<b>SERVICE CHARGES</b>	£3,890 p.a., incl. reserve fund, to 31.03.24
<b>GROUND RENT</b>	£ NIL
<b>COUNCIL TAX</b>	Band F, £1405.67, 01.04.24 – 31.03.25
<b>PRICE</b>	£ 1,250,000 subject to contract

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