



# ECCLESTON SQUARE

PIMLICO SW1V





**FIRST FLOOR**  
Approx. Gross Internal Area  
948 sq ft / 88.16 sq m  
(excluding storage)

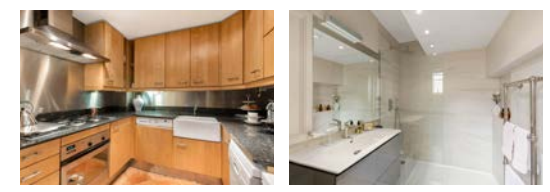
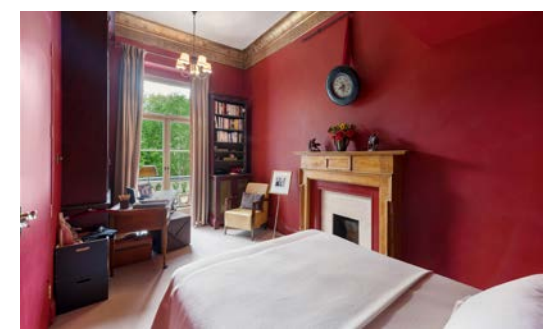
**APPROX. STORAGE AREA**  
132 sq ft / 12.3 sq m

**TOTAL APPROX. GROSS  
INTERNAL AREA**  
1,081 sq ft / 100.46 sq m

# An elegant first-floor 2-bedroom flat with high ceilings and wonderful west-facing views over this popular garden square.

This impressive apartment boasts flexible living accommodation to create a flow of the space with a blend of modern and well preserved original features. There are wonderful French windows leading from the reception room onto a pretty balustrade balcony with views directly over the award-winning private gardens. Furthermore, this apartment boasts circa 132 sq ft of extra storage space separate to the flat itself.

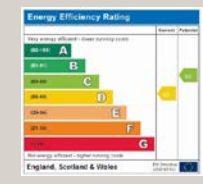
The square dates to the 1830s, an integral part of Thomas Cubitt's planned design of "South Belgravia" and is within a short walk to Victoria station, along with the restaurants and bars of the Nova Food Quarter. Elizabeth Street in Belgravia is also a short walk away, with many boutiques, popular bars, and cafés.



## FEATURES

- Principal Bedroom with Fitted Wardrobes
- Double Bedroom/Study
- Bathroom
- Reception Room
- Dining Room
- Kitchen
- Storage Space

Price: £1,575,000  
Tenure: Leasehold with 987 Years Remaining  
Service Charge: Approx £3,700 per annum



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

**NVP**  
NICOLAS VAN PATRICK

6-8 MONTPELIER STREET,  
LONDON SW7 1EZ  
SALES | +44 (0)20 7581 8277  
LETTINGS | +44 (0)20 7590 1200  
info@nicolasvanpatrick.com  
www.nicolasvanpatrick.com

