



Eccleston Square, SW1V

£900,000 Leasehold

999 sq ft (93 m²) • 2 double bedrooms • 2 bathroom •
reception room • kitchen • private garden •
garden square access • EPC: D





A wonderful opportunity to purchase this delightful two bedroom garden flat, located on the beautifully landscaped and private Eccleston Square. Spanning over 999 square foot this spacious flat comprises two bedrooms both with built in storage, master with en-suite, bathroom, separate kitchen and a good sized reception room, perfect for entertaining. The property also benefits from its own private patio garden as well as enjoying access to the award winning garden square.

Eccleston Square is one of Pimlico's most prestigious addresses and is within immediate access to Victoria station. As well as also enjoying both extensive shopping and entertaining facilities of Victoria Street and the local conveniences of Warwick Way. Neighbouring Belgravia and Sloane Square are also within easy walking distance.

2 double bedrooms
2 bathroom
reception room
kitchen
private garden
garden square access
EPC: D

Approximate gross floor area:
999 sq ft (93 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.

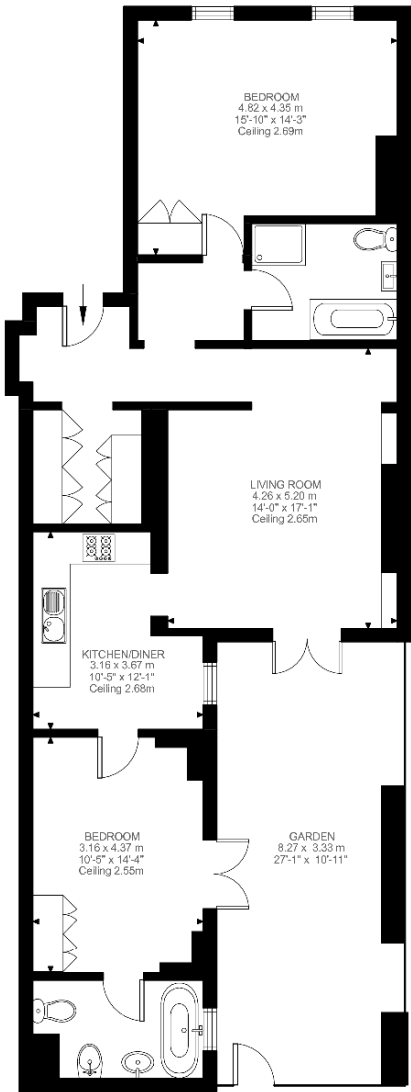
As defined by RICS code of
measuring practice

This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 15 January 2019

Eccleston Square, Pimlico, SW1V



APPROXIMATE GROSS INTERNAL (LIVING) AREA
92.77 SQ.M / 999 SQ.FT

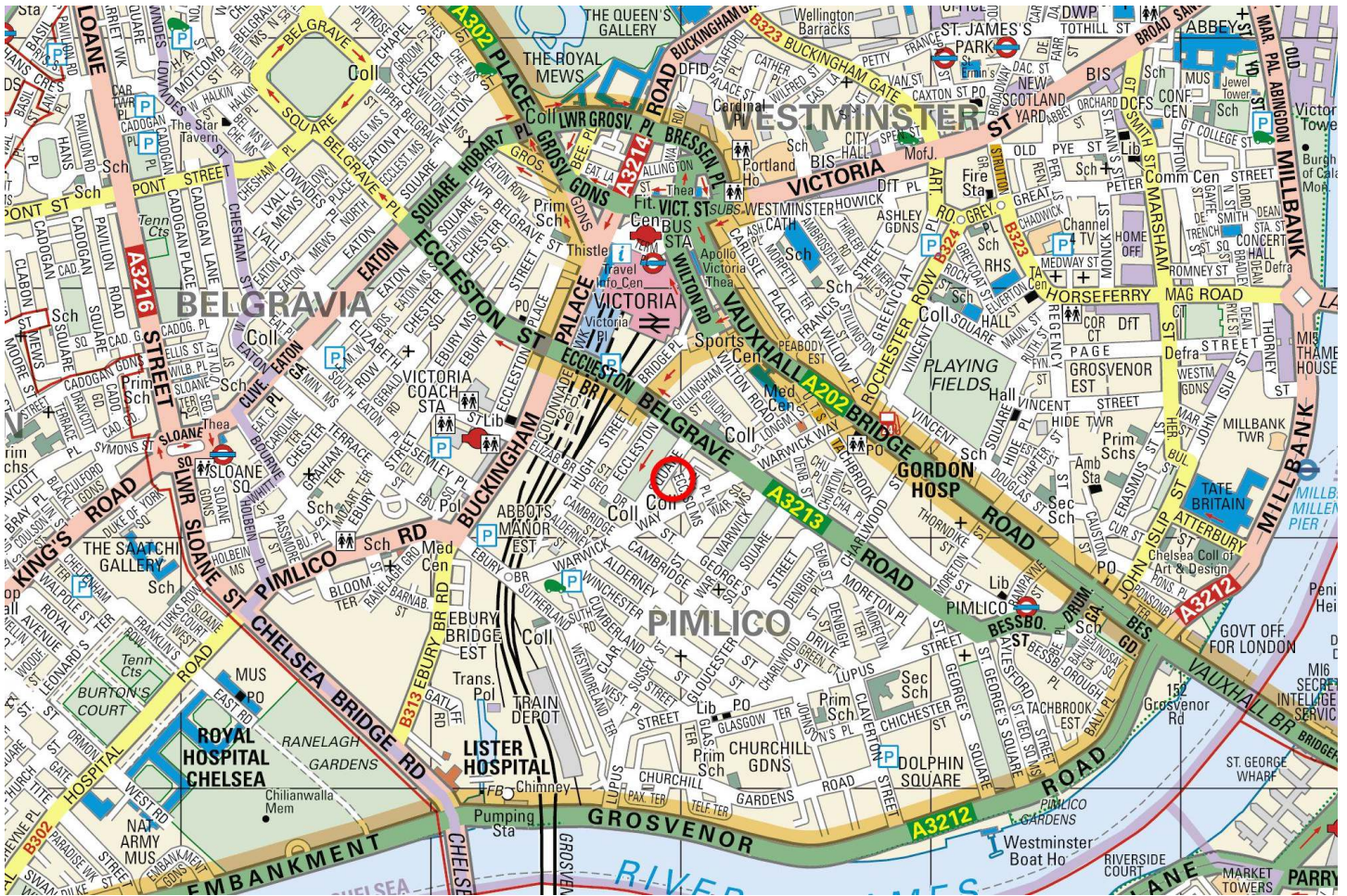


LOWER GROUND FLOOR
999 SQ.FT / 92.77 SQ.M



Disclaimer:

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared for Douglas & Gordon in accordance with the current edition of the RICS Code of Measuring Practice.



Good to know

Nearby station: Victoria
 510m (6 mins) (Line of sight)
 Gross floor area: 999 sq ft (93 m²)
 Local authority: Westminster
 Council tax band: F
 Ground rent: £120.00
 Service charge: £2,400.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - Lower CO ₂		
A (12-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-20)		
Not environmentally friendly - High CO ₂		
England & Wales	EU Directive 2002/91/EC	

* Customer Due Diligence must be completed before any offers can be submitted to the seller

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