



**WARWICK SQUARE, LONDON, SW1V**  
£1,750,000

**Carter Jonas**

# WARWICK SQUARE, LONDON. SW1V

This beautifully presented two-bedroom, two-bathroom apartment occupies the top floor of an impressive period building on Warwick Square.

Spanning approximately 794 sq ft, the property offers generous proportions and an abundance of natural light throughout. The elegant reception room enjoys stunning views over the private gardens of Warwick Square, creating a tranquil and picturesque setting in the heart of central London.

The apartment benefits from a lift to the top floor, a well-appointed kitchen, and two spacious double bedrooms, including a principal suite with en-suite bathroom. The apartment has recently been renovated to a high standard. Classic period details combined with contemporary finishes to provide stylish and comfortable living.

Residents of Warwick Square enjoy access to the beautifully maintained private communal gardens, while the location offers easy access to Victoria, Belgravia, and the amenities of Pimlico Road. Excellent transport links via Victoria Station and the Underground ensure convenient connections across London and beyond.

This is a rare opportunity to acquire a bright and elegant home in one of central London's most desirable addresses.

Ground Rent: Peppercorn

Service Charge: £5,900 per annum, £1,475.02 per quarter (approx.)

Services: Mains gas. Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property. Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

## AMENITIES

- 2 Bedrooms
- 2 Bathrooms
- Lift
- Access to private communal gardens

**TENURE** Leasehold (expires 29/09/2120)

**LOCAL AUTHORITY** Westminster City Council (Band F)

**EPC BAND E**

LOCATED ON ONE OF PIMLICO'S MOST SOUGHT-AFTER GARDEN SQUARES.





# Warwick Square, SW1V

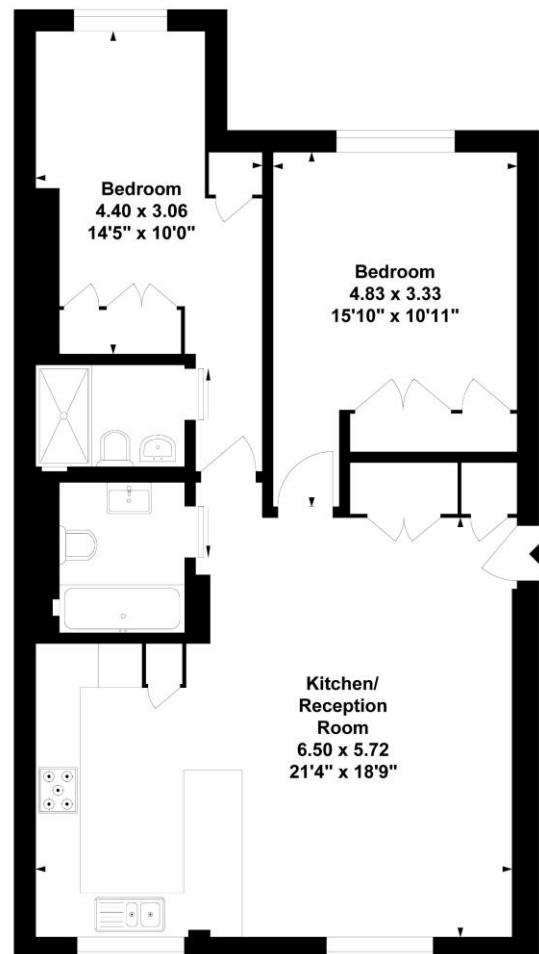
Gross internal area (approx)

73.80 sq m (794 sq ft)

For Identification purposes Only. Not To Scale.

All Calculations include Any/All Areas Under 1.5 m Head Height.

\* As Defined by RICS - Code of Measuring Practice.



Fourth Floor

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk

18 Davies Street, Mayfair, London, W1K 3DS

**carterjonas.co.uk**

Offices throughout the UK



Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our Images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.