



Vincent Square, SW1P | Asking Price £1,200,000



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# Vincent Square, London

Set over the upper floors of an elegant late Georgian townhouse overlooking Vincent Square, this impressive duplex apartment extends to approximately 1,196 sq ft and offers wonderfully proportioned accommodation with an abundance of natural light throughout.

The reception room is particularly generous and provides an excellent space for both everyday living and entertaining, with high ceilings enhancing the sense of volume and elegance. The apartment enjoys attractive views across Vincent Square, adding a rare sense of openness and greenery in the heart of Westminster.

There are two well sized double bedrooms, each offering comfortable and restful accommodation, served by two well appointed bathrooms which provide both practicality and privacy. The separate kitchen is thoughtfully arranged, offering ample preparation and storage space while remaining distinct from the principal living area.

The building is believed to date from the early 19th century and retains the charm and character associated with the Georgian and Regency period. Combined with the scale and layout of the apartment, this creates a home of real presence and distinction.

Vincent Square is widely regarded as one of Westminster's most desirable addresses, known for its handsome architecture, garden square setting and remarkably peaceful atmosphere despite its central position. The amenities of Pimlico, Westminster and Victoria are all close at hand, together with a broad range of shops, restaurants and excellent transport connections.

This is a rare opportunity to acquire a substantial period apartment in an exceptional central London setting, ideally suited as a principal residence, London base or long term investment.

Tenure: Share of Freehold  
Service Charge: Share of Communal costs  
Annual Ground Rent: Peppercorn  
Council Tax Band: G





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**Asking Price:**  
£1,200,000 subject to contract.

**Tenure:**  
Share of Freehold

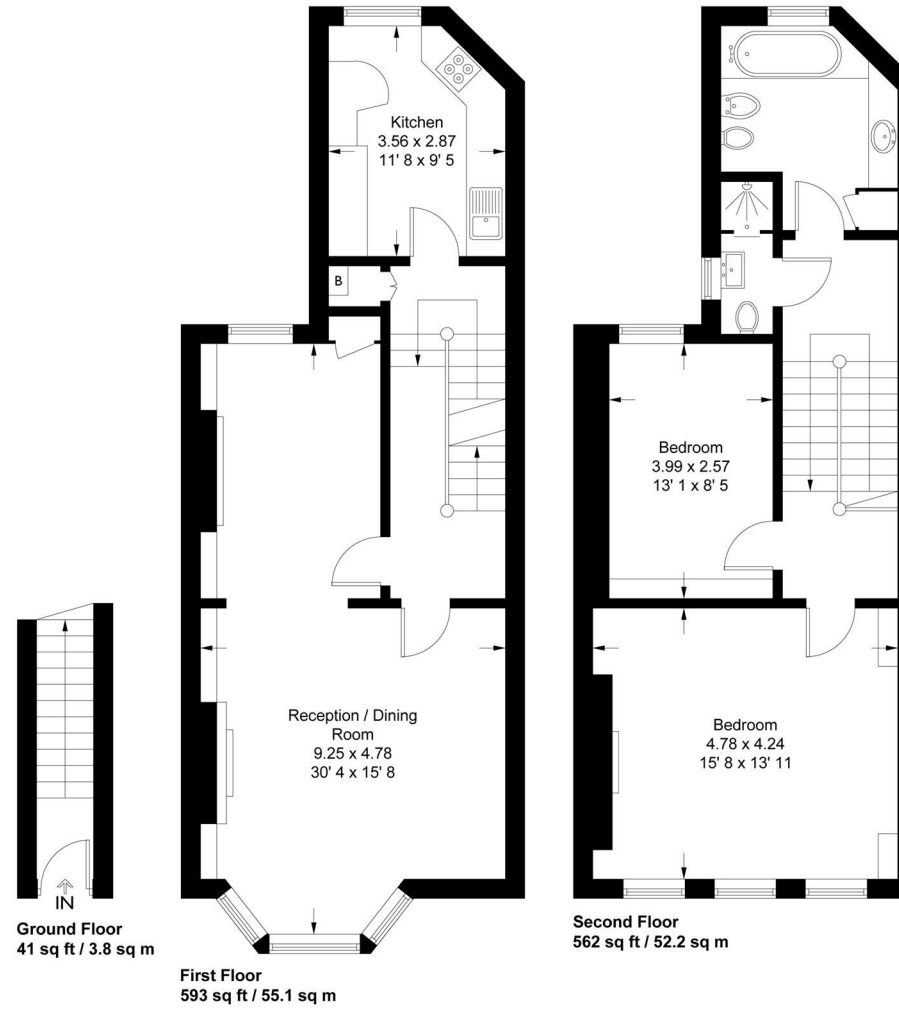
**Local Authority:**  
City of Westminster

**Council Tax Band:**  
G

**Approximate Gross Internal Area:**  
1196.00 sq ft

## Vincent Square Westminster

Approximate Gross Internal Area = 1196 sq ft / 111.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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