



Vincent Square, SW1P | Asking Price £700,000



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ESTATE AGENTS
PROPERTY PROFESSIONALS

Vincent Square, London

Set within one of Westminster's most distinguished garden squares, this well proportioned garden flat on Vincent Square extends to approximately 622 sq ft and offers a rare sense of calm and openness in the heart of central London.

The apartment is arranged with a natural flow, centred around a generous reception room that feels both comfortable and versatile, equally suited to quiet evenings or informal entertaining. The proportions are well judged, allowing for a defined seating area as well as space for dining without compromise.

To the rear, the property benefits from a private garden, offering a valuable extension of the living space and a welcome sense of seclusion. Within the garden sits a separate garden room, equipped with electricity, which provides an ideal setting for a home office, studio or additional storage.

The bedroom is notably spacious and quietly positioned, providing a genuine sense of retreat from the surrounding city. There is ample room for storage, while the overall feel is one of simplicity and ease rather than over specification. A well maintained bathroom completes the accommodation, thoughtfully arranged and in keeping with the rest of the flat.

Despite its peaceful setting, the property is exceptionally well connected. Victoria, St James's Park and Pimlico stations are all within easy walking distance, providing access to the Victoria, District and Circle lines, as well as mainline services from Victoria. The surrounding streets offer a good selection of local restaurants, cafés and day to day amenities, with the River Thames and St James's Park also close by.

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





Vincent Square, London

Asking Price:
£700,000 subject to contract.

Tenure:
Share of Freehold

Local Authority:
City of Westminster

Council Tax Band:
F

Approximate Gross Internal Area:
667.00 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80

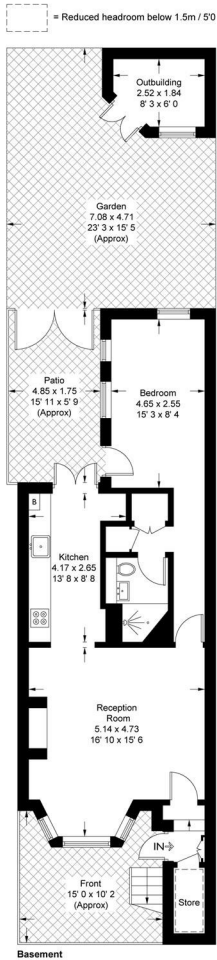
England & Wales

EU Directive

2002/91/EC

Vincent Square Westminster

Approximate Gross Internal Area = 607 sq ft / 56.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Outbuilding = 46 sq ft / 4.3 sq m
Total = 667 sq ft / 62 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.

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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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