



Vincent Square, SW1P | Asking Price £525,000



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Vincent Square, London

Situated on the raised ground floor of an elegant late Georgian townhouse on Vincent Square, this charming apartment offers a pleasing balance of period character and modern comfort. Extending to approximately 538 sq ft, the property enjoys excellent natural light and well balanced proportions throughout.

The reception room is particularly inviting, with high ceilings that lend a wonderful sense of volume and enhance the feeling of light and space. It provides an attractive setting for both everyday living and more formal entertaining. The bedroom is quietly positioned and offers a calm, restful retreat, while the bathroom is well appointed and thoughtfully arranged.

The building is believed to date from the early 19th century and retains the understated elegance associated with the Georgian and Regency period. Its handsome proportions and raised ground floor position give the apartment a sense of quiet distinction.

Vincent Square remains one of Westminster's most admired addresses, appreciated for its architectural character, garden square setting and central yet discreet position. The apartment is ideally placed for the excellent amenities of Pimlico, Westminster and Victoria, with a wide selection of shops, restaurants and transport connections all within easy reach.

This is a most appealing home for a purchaser seeking a well presented period apartment in a highly regarded central London location, equally suited as a London base, first home or investment.

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





Vincent Square, London

Asking Price:
£525,000 subject to contract.

Tenure:
Share of Freehold

Local Authority:
City of Westminster

Council Tax Band:
D

Approximate Gross Internal Area:
538.00 sq ft

Energy Efficiency Rating

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

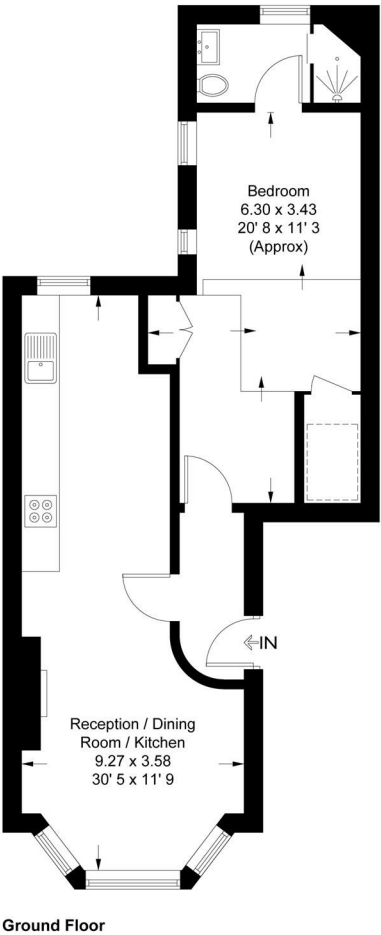
England & Wales

EU Directive
2002/91/EC

Vincent Square Westminster
Approximate Gross Internal Area = 527 sq ft / 49 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1 sq m
Total = 538 sq ft / 50 sq m



= Reduced headroom below 1.5m / 5'0



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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