

ROKSTONE



Eccleston Square, Pimlico SW1V

Situated in an enviable Pimlico location, this stunning, newly renovated, period property is moments away from the luxury shops/restaurants of Sloane street and Sloane Square as well as the world-renowned Harrods department store. At the same time, the property is near the world class exhibitions of the Tate Britain gallery, Saatchi gallery and National Gallery. Hyde park and St James's Park are also nearby. The properties exquisite interior design, grand proportions and highly enviable location make it perfect for those seeking the Luxury London lifestyle. Perfect for families the property also benefits from being within walking distance of some of the best private schools in London(including Westminster School, Eaton Square School, Sussex House, Francis Holland, Garden House, Hill House and Westminster Cathedral School) as well as the Purple Dragon Club, which is perfect for families with younger children. The farmers market on Orange Square is a stone's throw away offering a wide range of seasonal fruits & vegetables, meats, bread, cheese, eggs & pasta.

Situated on the second, third, fourth and fifth floors of a beautifully maintained white stucco, Grade II listed, Georgian town house this impressive apartment boasts a considerable amount of living space and benefits from a nest heating system, integrated sound systems, as well as underfloor heating throughout the entire property (independent heating/sound systems on all floors). The second floor is composed of a reception room/kitchen as well as two spacious bedrooms which both benefit from en-suite bathrooms. The third floor contains two bedrooms one with an en-suite and one with a separate bathroom. Also located on the third floor is a reception room/kitchen with views over the communal garden (which provides tennis courts a lawn space and a children play area for residents of the building). The fourth floor contains three bedrooms two of which benefit from en-suite bathrooms. On the fourth floor is a reception room/kitchen which also benefits from views of the award-winning communal garden square. The fifth floor is occupied by a roof terrace which is located at the back of the building and benefits from a considerable degree of privacy.

Price £3,950,000



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Flat 2, 3 + 4, 64 Eccleston Square

Approx. Gross Internal Area 2506 Sq Ft - 232.82 Sq M
(Excluding Vault)

Approx. Gross External Area Of Terrace 110 Sq Ft - 10.22 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Terms

Local Authority: London Borough Of Lambeth

Tenure: Tenure Not Known