

21 St George's Square

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## Appendix F

Estate Agent Floorplans at time of Applicant's Purchase of Property (August 2022)



## 21 St Georges Square, London SW1V 2HX

5 Bedrooms : 2 En Suite Bathrooms : 3 En Suite Shower Rooms : Dressing Room : Guest WC : Reception Room : Kitchen/Dining Room : Utility Room : 2 Terraces : Self Contained Flat : Garden : Loft : EPC Rating TBC

A beautiful seven bedroom Grade II listed family home boasting original features throughout, located on a garden square. The house provides wealth of fantastic entertaining and living space with well-proportioned rooms with wonderful ceiling heights. St. George's Square also benefits from plentiful outside space, leading from the first floor reception room there is a private terrace to the rear and to the front, a balcony overlooking the square. The residents of St. George's Square have access to the private gardens. There is also a self-contained flat in the basement alongside two storage vaults. St George's Square is a highly sought after garden square location, in South Pimlico, close to the River Thames and accessed from Lupus Street or Grosvenor Road. It is a renowned residential enclave within Central London and convenient for iconic Westminster landmarks, such as the Houses of Parliament and Tate Britain gallery. The area is well provided for in terms of transport connections, with Victoria Station offering national mainline services including the Gatwick Express. Underground services are available from nearby Pimlico Station on the Victoria Line. There are numerous renowned restaurants and boutiques locally in Denbigh Street, Churton Street and Wilton Road, as well as theatres, markets, a Curzon cinema in Victoria Street, and the traditional lifestyle and café culture of Elizabeth Street and Belgravia; all of which are contributing to a thriving and active local scene which is increasingly enjoyed by residents. Coupled with the extensive redevelopment seen around Victoria and Westminster there is no question that Pimlico has been revitalised as a highly attractive and sought after residential destination.

**GUIDE PRICE £5,200,000 SUBJECT TO CONTRACT FREEHOLD**

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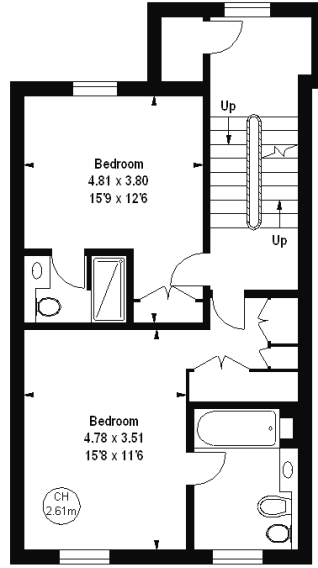
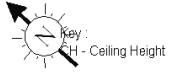
# St. Georges Square, SW1X

Approximate gross internal area

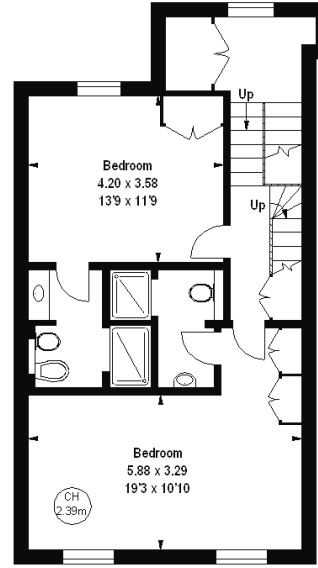
4904 sq ft / 455.58 sq m  
(Including Loft)

Loft

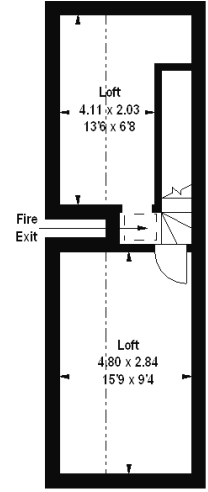
290 sq ft / 26.94 sq m



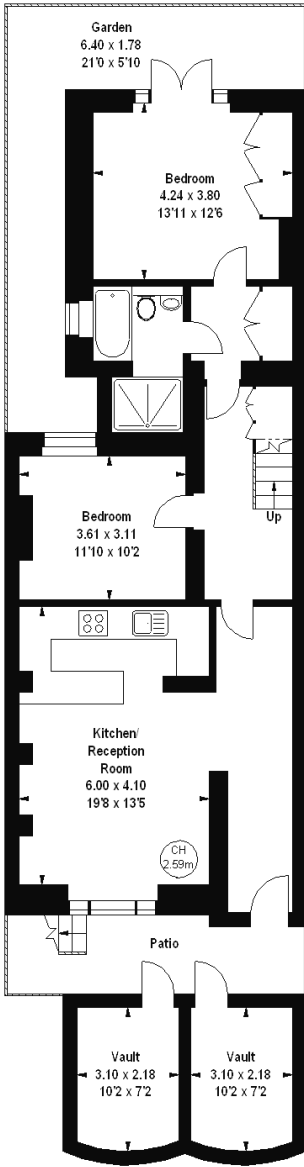
Third Floor



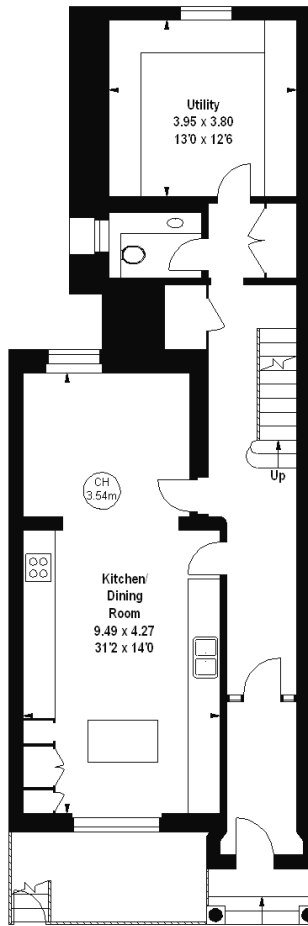
Fourth Floor



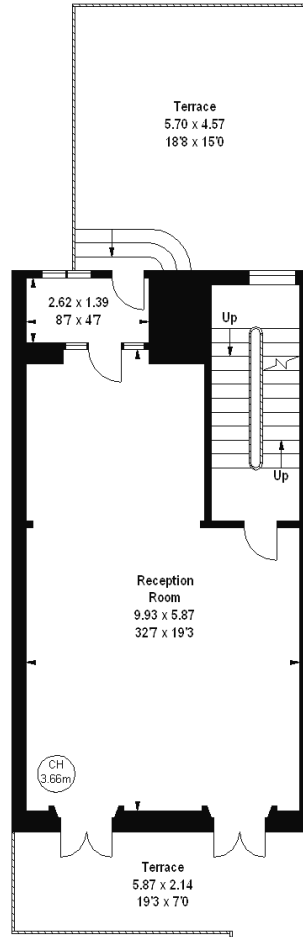
Fifth Floor



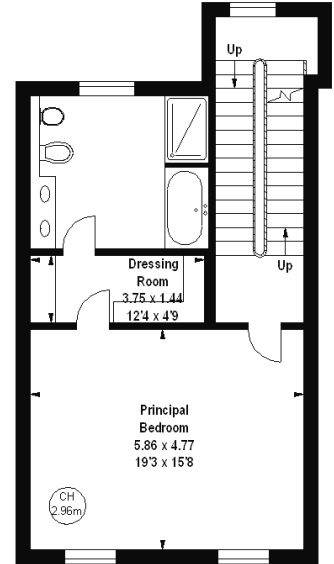
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor