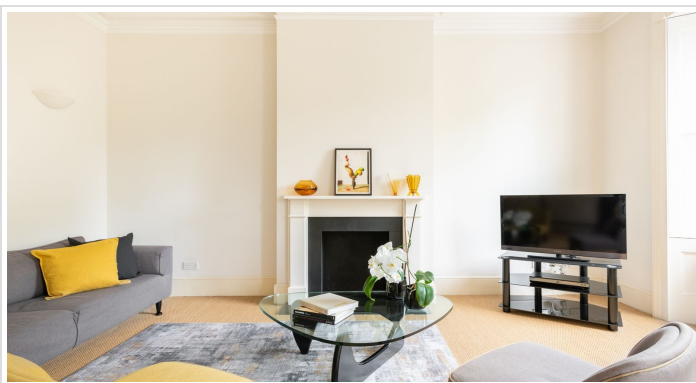


1 Bed Apartment In 3 Warwick Square Pimlico, Westminster, SW1V 2AA

£3,300 Monthly



SHORT DESCRIPTION

Property Ref: 7973 An exceptionally well-proportioned, bright one double-bedroom furnished flat on the second floor of a grand Grade II listed building on Warwick Square. The apartment benefits from high ceilings, generous reception space and excellent natural light, and includes access to the highly sought-after private garden and tennis court. Second floor with pleasant garden views. Spacious reception room with period features and excellent natural light. Double bedroom, fitted kitchen and bathroom. Ample on-street residents' parking (Westminster Zone A). Available end-October (flexible). Rent: £3,100-£3,300 pcm. Final rent within this range will be confirmed in writing and is subject to references and Right to Rent checks. No pets. Professional or well-referenced applicants preferred. Situated on one of Pimlico's premier garden squares, the property offers excellent walking access to Victoria Station (c. 500m) and Pimlico (c. 650m), and is within easy reach of Hyde Park, St James's Park and local amenities. Warwick Square Gardens hosts regular summer events for resident key-holders. Viewings available immediately; short notice possible. Letting and viewings are handled directly by the owners, ensuring a clear and efficient process. Property Type: Apartment Full Renting price: £3300.00 Pricing Options: Guide Price Council tax band: F EPC rating:C Measurement:624.307 sq.ft. Outside Space: Communal Garden Parking: Residents Heating Type: Gas Central Heating



Bed Room(s)



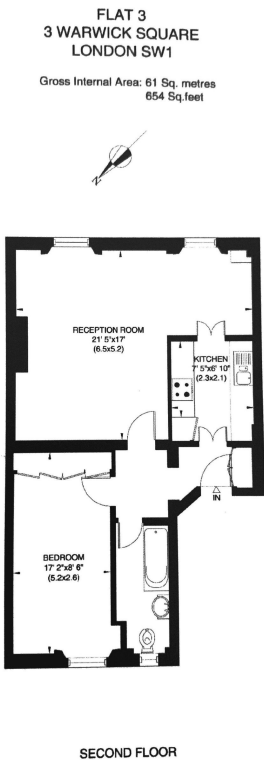
Bath Room(s)



Living Room(s)

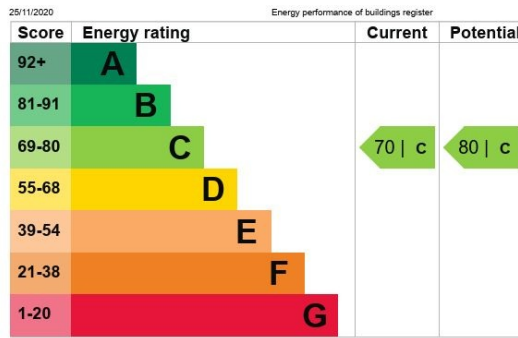
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
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