

# MORETONS

LONDON

4 Vincent Square Mansions, SW1P 2NT

**£1,150,000**    **Share of Freehold**

**3 Bedroom Flat | 2 Reception Room(s) | 2 Bathroom(s)**



An outstanding three-bedroom flat in a remarkable location at the corner of Vincent Square., right in the heart of Westminster This impressive flat, is situated in a Victorian mansion block, and offers a fantastic living space with an ideal blend of style and comfort. It boasts high ceilings, neutral decor, and beautiful oak wooden floors and ceiling cornicing throughout, along with an abundance of natural light and ample storage.

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72 Rochester Row | London SW1P 1JU | Registered VAT No: 626 187 234



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Situated just moments from Victoria, St. James Park, and Pimlico Underground stations (Zone 1), as well as the rail and coach stations, this property offers excellent transport links. Additionally, you will be close to the vibrant local amenities, bars, and restaurants along Wilton Road and Victoria Street. The flat is located within the congestion charge zone, adding to its convenience. A rare opportunity to own a stunning, share of freehold, property, in one of London's most sought-after areas.



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### ARRANGEMENT:

- LIVING ROOM** **17'3x11' (5.26m x 3.25m):** The flat features a bright and airy living room, spacious enough to comfortably accommodate sofas, entertainment units, and additional furniture. Large windows let in plenty of natural light, creating a welcoming atmosphere.
- DINING AREA** **10'3x 7'9 (3.12m x 2.36m):** An open-plan design connecting the living area to a dining space, allowing for easy interaction between spaces. This room comprises a large sash window and direct access to the kitchen.
- MASTER BEDROOM** **13'6 x11' (4.11m x 3.35m):** A double bedroom with fitted wardrobes, sash windows and **en-suite shower room**.
- EN-SUITE SHOWER ROOM** Suite comprises floor to ceiling tiles, fitted mirror, shaving point, wash hand basin, w/c, shower cubicle, heated towel rail, three overhead spots, extractor fan.
- BEDROOM TWO** **13'6"x10' (4.11m x 3.05m):** A large double bedroom with fitted wardrobes, sash windows and high ceilings.
- BEDROOM THREE** **11'6x10'3 (3.51m x 3.12m):** A double bedroom with fitted wardrobes, a large sash window, and fitted cupboards with bookshelves.
- KITCHEN** **10'3x9'6 (3.12m x 2.90m):** A spacious kitchen with comprising gas hob, electric oven and grill, wooden worktop, fridge and freezer, washing machine, tiled walls, and a large sash window, and video entry phone.
- MAIN BATHROOM** Suite comprises fitted cupboards with good storage, one being an airing cupboard housing the boiler, bath with shower attachments, wash hand basin, w/c, tiled walls, overhead lights, and large sash window with frosted glass.
- HALLWAY** Front door fireproof, with two Banham locks, oak wooden flooring, radiator, and ceiling lights.

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Tenure: **Share of Freehold (and 873 Leasehold)**  
Local Authority: **The City of Westminster**  
Council Tax: **Band G of Westminster**

**Viewing – Strictly by Appointment with Moretons**

**020 7821 0001**  
**info@moretons.co.uk**

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## Moretons Disclaimer

1. Particulars do not constitute part of an offer or contract. The particulars; including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statement of fact.

2. The above measurements are intended to be as accurate as possible reflecting fairly the proportions of the rooms. They are prepared using sonic measure. If any measurements are critical to you we would be delighted to double-check.

3. At the time of taking details we understand from the vendor that any kitchen, bathroom, central heating or other equipment included in the detail is in working order but we would point out that we have not had any opportunity to check these items.

4. Prior to appointment, Moretons strongly recommend that you discuss any particular points, which are likely to affect your interest in the property, with a member of staff who has seen the property in order that you do not make a wasted journey.

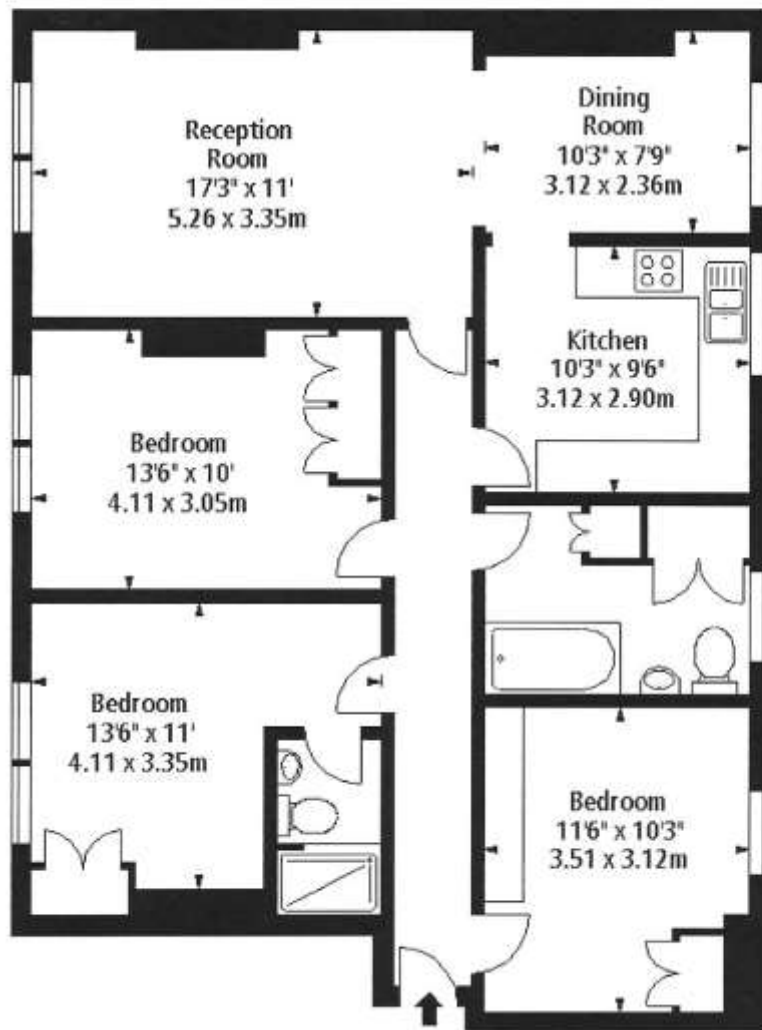
5. The mention of kitchen appliances and/or dishwasher, washing machine, a carpet, curtain and light fitting does not necessarily mean they are included in the sale. The facts must be checked when an offer is made. January 2016.

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## Vincent Square Mansions, SW1

Approx. Gross Internal Area \*  
974 Ft<sup>2</sup> - 90.48 M<sup>2</sup>



### Raised Ground Floor

Illustration For Identification Purposes Only. Not top Scale

\*As Defined by RICS – Code of Measuring Practice

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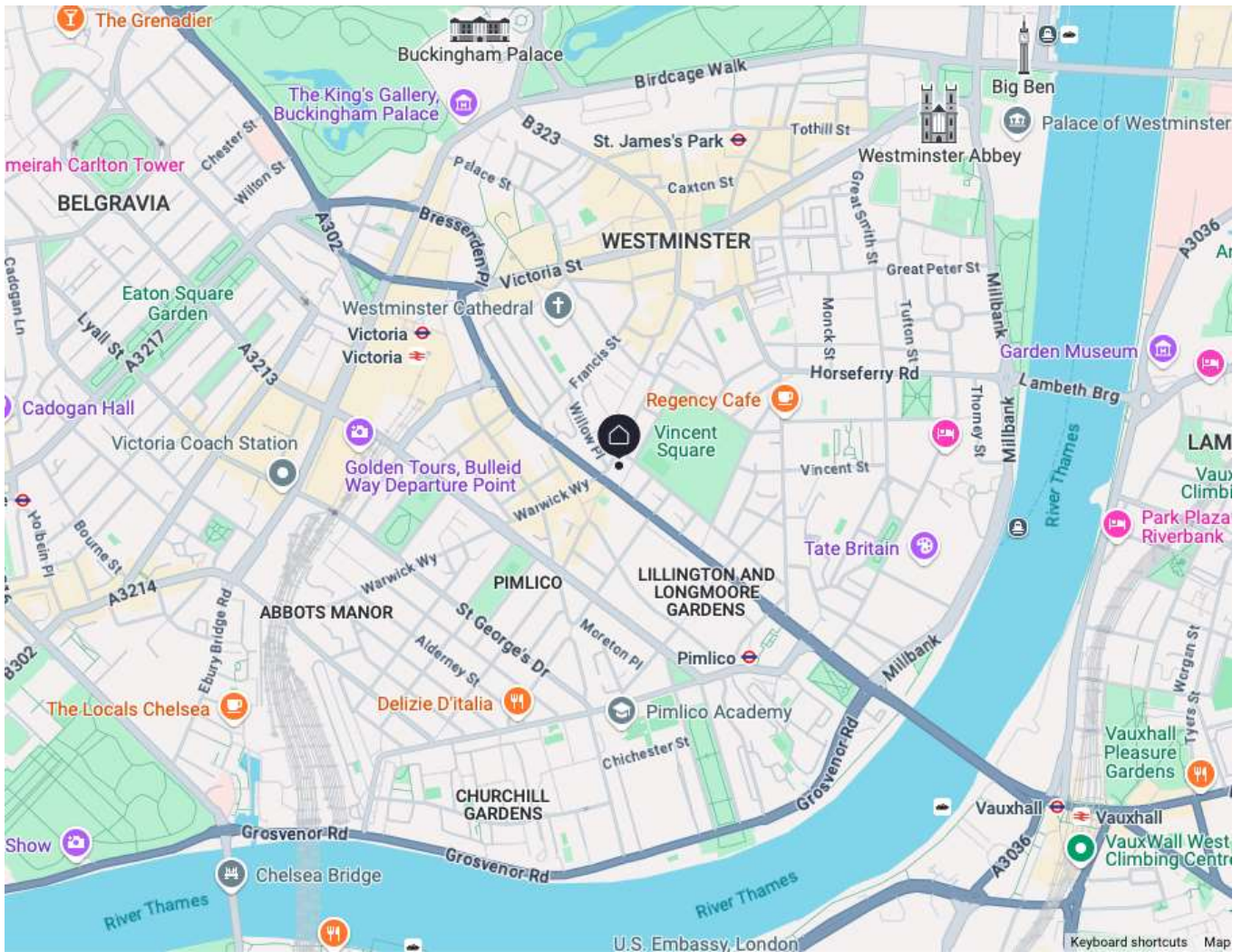
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## Vincent Square Mansions, Walcott Street, London SW1P 2NT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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