

Graham Terrace, Belgravia, London SWIW



Graham Terrace, Belgravia, London, SWIW

An outstanding 3 bedroom terraced house available for rent in Belgravia. The property is a bright and spacious house finished to an exceptional standard with luxury fixtures and fittings, Crestron and Lutron systems and traditional wood flooring.

Accommodation comprises master bedroom with en suite bathroom, a further 2 double bedrooms, 2 bathrooms, drawing room, kitchen, dining/ family room, guest cloakroom, garden and balcony.

The property is available furnished for a long let.

Approximately 187 sq m (2,019 sq ft).

EPC Rating: C.













Guide price

Furniture

Local authority

£3,350 per week Available

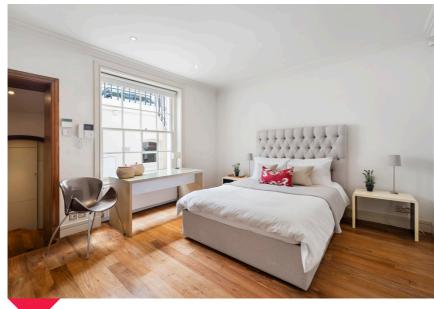
furnished

City of Westminster









An architecturally designed house with an abundance of light.





The house is in a perfect location, being just moments away from the exclusive cafes, shops and restaurants of Elizabeth Street, Sloane Street, Sloane Square and Belgravia. For transport Victoria station (for the Victoria, District and Circle lines and Overground services) and Sloane Square Tube station (for the District and Circle lines) both are a short walk providing excellent transport links.





Graham Terrace, SW1

Approximate Gross Internal Area = 1811 sq ft / 177 sq m Mezzanine = 108 sq ft / 10 sq m



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Lower Ground Floor

First Floor



Knight Frank

Belgravia & Westminster

82/83 Chester Square I would be delighted to tell you more

London Caroline Phillips
SW1W 9HJ 020 7881 7732

knightfrank.co.uk caroline.phillips@knightfrank.com



As well as rent and the tenancy deposit, tenants who do not have the protection of the Tenant Fees Act 2019 will be asked to pay an administration fee of £288 and referencing fees of £48 per person. All fees shown are inclusive of VAT. Tenants may also be asked to pay a higher deposit if they wish to have a pet if the landlord agrees. Please ask us for more information about other fees that will apply or visit www.knightfrank.co.uk/tenantfees

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant s fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2022. Photographs and videos dated March 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London WIU 8AN where you may look at a list of members names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.