



Chester Street, Belgravia **SW1X**



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This magnificent house covers approximately 3,858 sq ft and has superb proportions throughout, with the added benefit of a garden and separate roof terrace. The house is held on a lease with approximately 18 years remaining and we understand that the freehold is available by separate negotiation with the landlords Grosvenor. Principal accommodation comprises a kitchen with dining room and breakfast room on the ground floor, a formal drawing room and library on the first floor and a principal bedroom suite on the second floor. In addition, there are seven further bedrooms (three of which are en suite), family bathroom, a separate utility room, two cloakrooms, study, wine cellar and storage vault.



Asking price: £3,950,000

Tenure: Leasehold: Leasehold expiring December 12th 2040

Ground rent: £775 per annum with a 10 year review period

Local authority: City of Westminster

Council tax band: H











Approximate Gross Internal Floor Area
353 sq m / 3,976 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Belgravia & Westminster
Sales
47 Lower Belgrave Street
London SW1W 0LS
knightfrank.co.uk

We would be delighted to tell you more
Matthew Armstrong **Bertie Hare**
020 7881 7728 020 7881 7721
matthew.armstrong@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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