



Chalfont House, Belgravia **SW1**

Chalfont House, Chesham Street

Belgravia **SW1X**

Situated in Chalfont House in Belgravia, this superb apartment is principally arranged over the first floor of the building and benefits from a private, secure parking space, lift, and a resident porter.

The accommodation, which covers approximately 2,461 square feet, would benefit from updating and is approached through a large entrance hallway. There is a formal reception and dining room (with doors leading to a balcony) on the first floor, along with the kitchen and principle bedroom suite. There are four further bedrooms, two bathrooms and a separate utility room. This is a lovely apartment that is a share of freehold and located conveniently close to Knightsbridge and Sloane Square.



Guide price: £4,500,000

Tenure: Share of freehold plus leasehold, approximately 912 years remaining

Service charge: Approx. £19,638 per annum

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

Location

The property benefits from being close to the local amenities of Motcomb Street, the exclusive shops of Sloane Street and a short walk to Hyde Park. Knightsbridge Tube Station (Piccadilly Line) and Sloane Square Tube Station (District and Circle Line) are also close by.

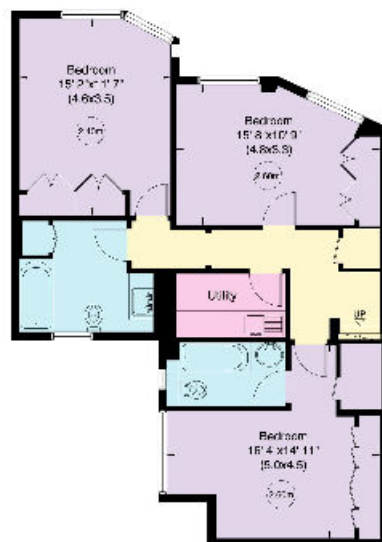




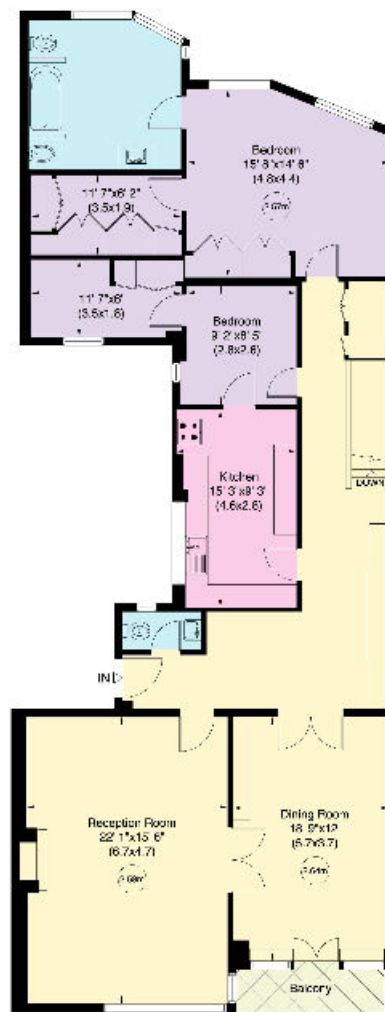


Approximate Gross Internal Floor Area 229 sq m / 2,461 sq ft

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.



Ground Floor



First Floor



Knight Frank

Belgravia & Westminster

Sales

47 Lower Belgrave Street

London SW1W 0LS

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I would be delighted to tell you more

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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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