



Ebury Street, Belgravia, London SW1



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This is a brilliant two double bedroom, duplex garden flat. This apartment is entered on the ground floor, which comprises an entrance hall and a reception room and at the rear, there is a separate kitchen overlooking the garden. The reception room benefits from period features and a ceiling height of 3.07 metres. Downstairs is the principal bedroom, second bedroom/reception room that leads to a conservatory dining room with access to the large 32-foot private garden.

The flat has planning permission granted for an extension giving flexibility to the new owner post-acquisition.



Guide price: £1,350,000

Tenure: Leasehold: approximately 107 years remaining

Service charge: £7,735 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G





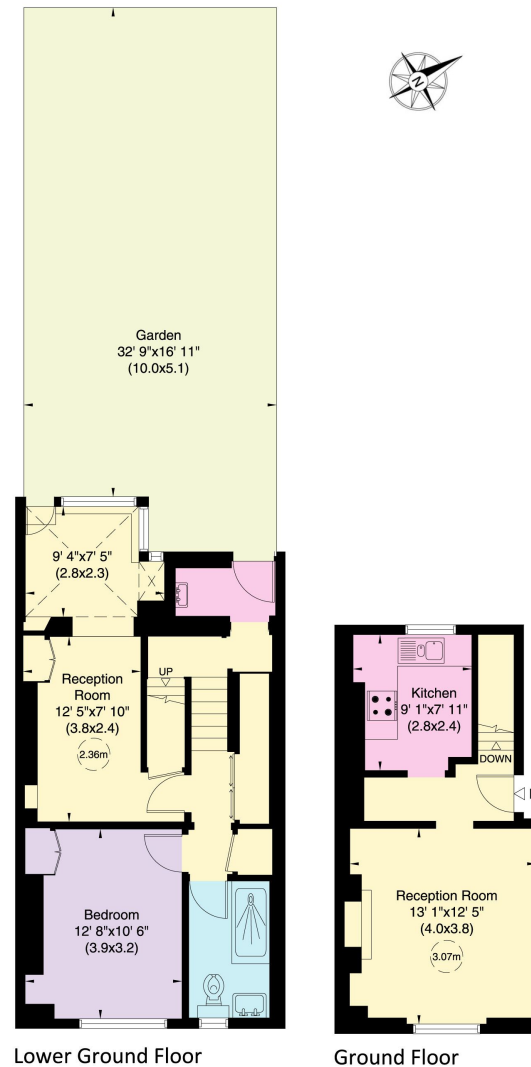
Ebury Street is located close to Elizabeth Street in the heart of Belgravia. Victoria underground and mainline station is 0.3 miles away, and Sloane Square underground station is 0.5 miles away (all times and distances are approximate).



Ebury Street, SW1W

**Approximate Gross Internal Floor Area
77 sq m / 830 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.



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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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