



St. Barnabas Street, London **SW1W**

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# St. Barnabas Street, London SW1W

A charming freehold house with garden for sale in Belgravia, SW1.

Covering over 1,600 square feet, this well-appointed freehold townhouse house is presented in good condition throughout and is arranged over four floors. There is a dining room, kitchen and study on the lower ground floor, a formal reception room and guest WC on the ground floor, the principal bedroom suite occupies the first floor with the second floor providing a three further bedrooms. To the rear of the house is the most attractive and private of patio gardens.



**Guide price:** £3,250,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H



## Location Details

St Barnabas Street is a very quiet residential street on the Grosvenor Estate Belgravia, a short distance from the shops, bars and restaurants found on Elizabeth Street. Sloane Square tube station is very close by and Mozart Square is at the end of the road with a good selection of restaurants as well as the famous Saturday Farmers Market.





A townhouse on a peaceful residential road

# St Barnabas Street

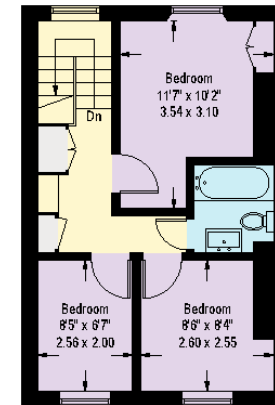
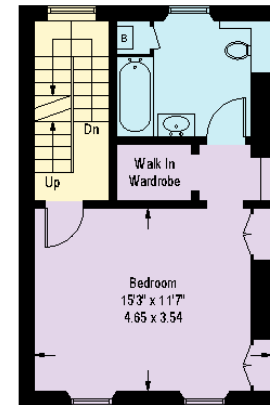
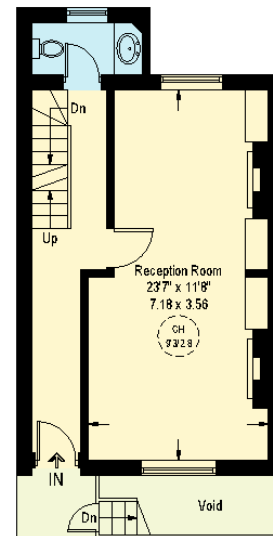
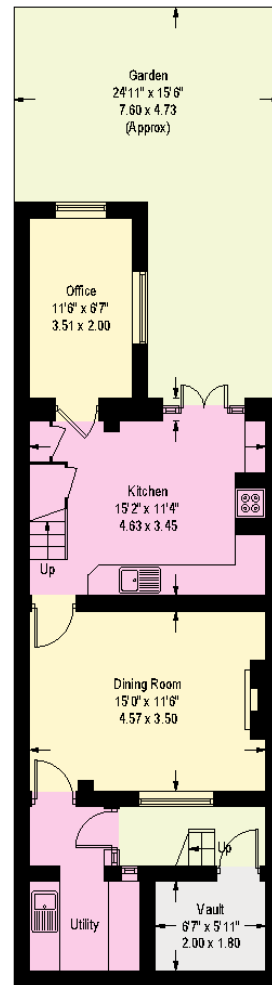
## Approximate Gross Internal Floor Area

**150.4 sq m / 1619 sq ft**

Vault = 3.9sq m/42 sq ft

Total = 154.3 sq m/1661 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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Particulars dated September 2024. Photographs and videos dated August 2024.

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