



Ebury Street, Belgravia **SW1W**



Ebury Street, Belgravia **SW1W**

This apartment has been meticulously developed and finished to a high standard, incorporating air conditioning in the principle rooms and also benefits from a 10 year build warranty. Upon entering the apartment, there is a double reception room, which is characterised by contemporary features and a striking ceiling height of 3.3 metres. This space benefits from elegant hardwood parquet flooring and a contemporary fireplace, with room for both formal and informal dining. A beautifully designed kitchen seamlessly connects to the reception room, featuring premium integrated appliances ample cabinetry/worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.



Guide price: £2,950,000

Tenure: Share of freehold plus leasehold, approximately 999 years remaining

Local authority: City of Westminster





An immaculate three bedroom apartment covering approximately 1.320 sq ft arranged over the ground and lower ground floor of a handsome stucco fronted Victoria conversion in a well regarded residential street in Belgravia SW1W.







Approximate Gross Internal Floor Area 122.6 sq m / 1320 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.



Lower Ground Floor

Ground Floor

Knight Frank

Belgravia Sales

47 Lower Belgrave Street
SW1W 0LS

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

Matthew Armstrong

020 7881 7728

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.

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 November 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. 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 W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.

