



Mozart Terrace, London **SW1W**

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# Mozart Terrace, Belgravia **SW1W**

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Available for the first time in over 30 years, this very attractive Belgravia Townhouse is set back from the street and benefits from fabulous principle rooms and a private garden over 60 feet long.

Located in Mozart Terrace Belgravia which we understand was constructed in the early 18th century, this stunning three window wide house requires updating but benefits from amazing rooms, particularly the drawing room which leads out on a large garden. Covering approximately 3,819 square feet and set back from the street behind wrought iron railings and a private garden, the house is approached via a lovely reception hall with fireplace.



**Guide price:** £4,950,000

**Tenure:** Leasehold: approximately 21 years remaining

**Ground rent:** £100 a year, fixed for the remainder of the lease

**Local authority:** City Of Westminster

**Council tax band:** H





## The property

The house would benefit from updating and it may be it can be extended subject to consents from Westminster and Grosvenor. It is held on a lease with approximately 21 years remaining but we understand the Freehold may be acquired by separate negotiation with the landlords Grosvenor although there is no statutory right.

## Location

Mozart Terrace is located at the Western end of the Grosvenor Estate Belgravia, close to Sloane Square, the Kings Road and Knightsbridge. The popular shops, restaurants, and Saturday morning farmers market are found around Mozart Square.



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**Approximate Gross Internal Floor Area  
361.8 sq m / 3,895 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 May 2024. Photographs and videos dated May 2024.

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