



West Halkin Street, Belgravia **SW1X**

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# West Halkin Street

## Belgravia **SW1X**

A stylish, contemporary share of freehold flat set over three floors in this beautiful period conversion. The property is situated on the corner of Halkin Place and West Halkin Street, in the heart of Belgravia. West Halkin Street itself runs from the west corner of Belgrave Square, towards Cadogan Place. This immaculate property comprises a spacious reception room with large windows flooding the room with natural light, an open-plan kitchen/dining room ideal for entertaining, principal bedroom suite with a pristine bath/shower room and walk in wardrobe as well as two additional bedrooms and a further shower room. In addition, the property features a fourth spacious bedroom on the top floor with an en suite shower and utility room.



**Guide price:** £3,300,000

**Tenure:** Leasehold: approximately 989 years remaining

**Service charge:** £9,663 per annum, reviewed every year, next review due 2024 \*

**Local authority:** City of Westminster

**Council tax band:** H









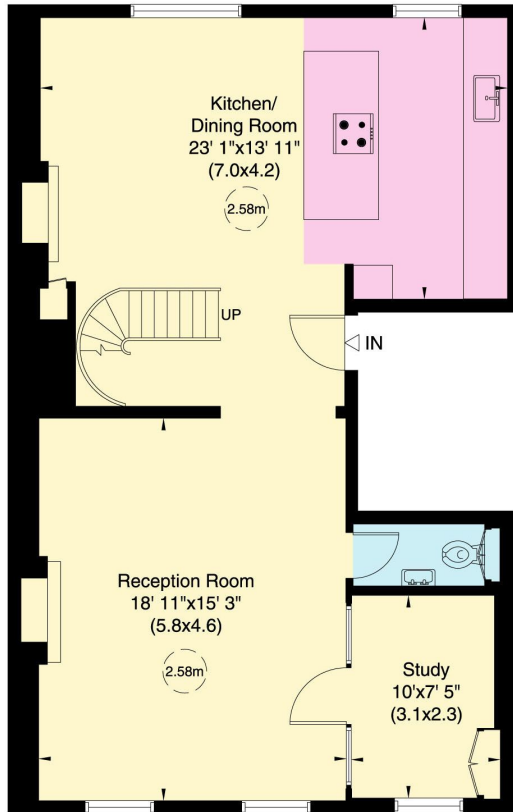
## Location

West Halkin Street is conveniently located just between Sloane Street and Belgrave Square. Motcomb Street is very close by, offering an excellent selection of shops, restaurants and a supermarket. Knightsbridge underground station is 0.4 miles away, and Victoria mainline and underground station is 0.6 miles away.\* The service charge does not include the half yearly reserve fund charge, which is currently £6,400.

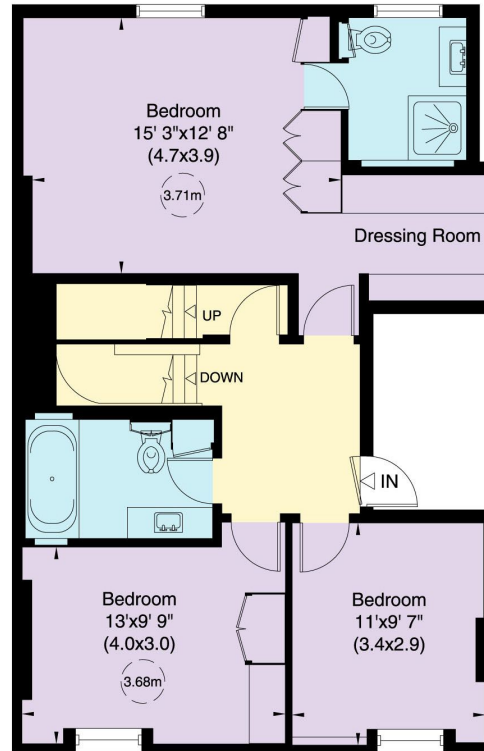








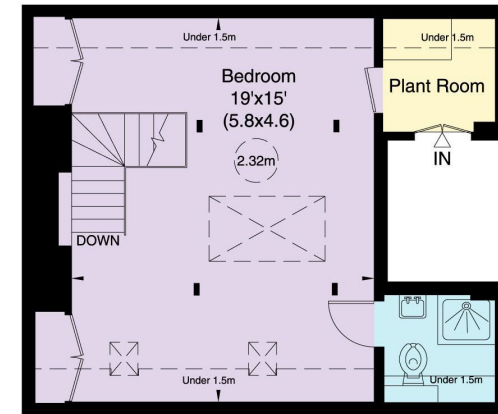
Third Floor



Fourth Floor

## Approximate Gross Internal Floor Area 173 sq m / 1,858 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.



Fifth Floor



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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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Particulars dated October 2022. Photographs and videos dated October 2022.

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