



Holbein Place, Belgravia **SWIW**

---





# A contemporary flat in Belgravia **SW1W**

Located conveniently in immediate proximity to Sloane Square, this is a beautifully refurbished two bedroom flat with lift access and a resident porter.

This bright and contemporary flat, located on the second floor (with lift) offers a spacious reception room/ dining room, leading to a separate newly fitted kitchen.

The property has just undergone an extensive renovation and modernisation. The master bedroom benefits from an en suite bathroom, with a second bedroom being served by a further bathroom.



**Guide price:** £1,650,000

**Tenure:** Share of freehold plus leasehold, approximately 991 years remaining

**Service charge:** £5,386 per annum

**Local authority:** Royal Borough of Kensington and Chelsea

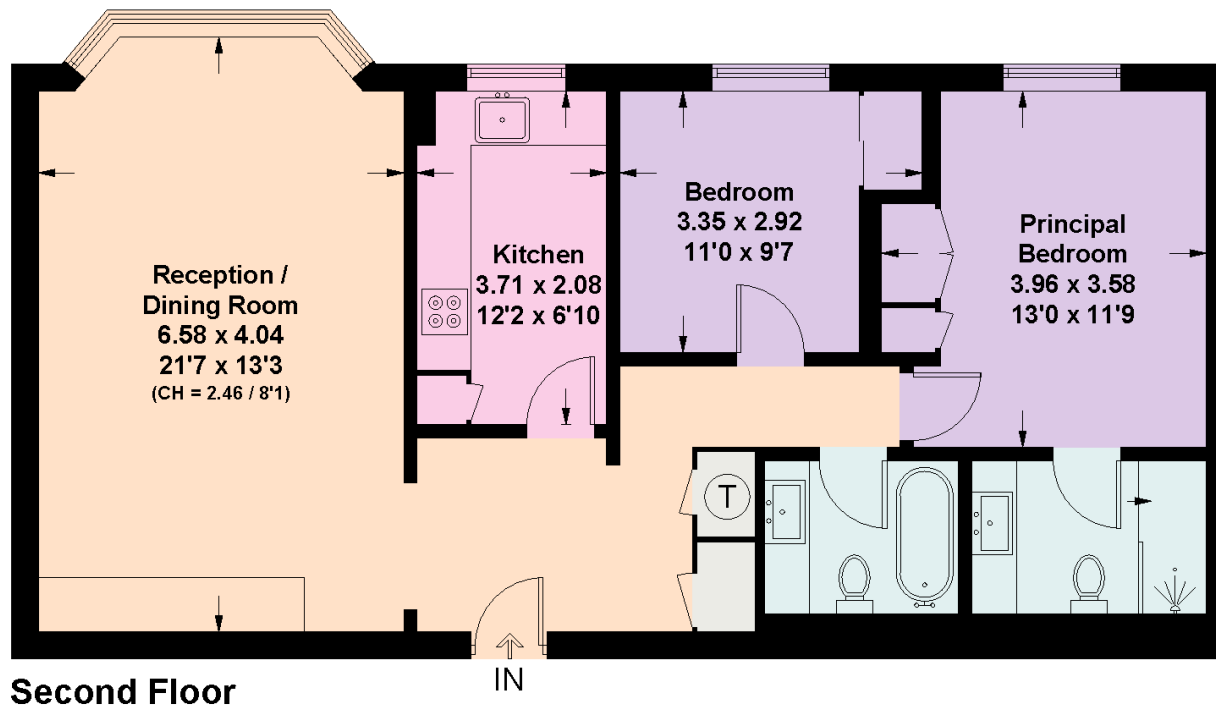
**Council tax band:** H



Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own enquiries







**Approximate Gross Internal Floor Area**  
**80.80 sq m / 870 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.

**Knight Frank**  
**Knightsbridge**  
52 - 54 Sloane Avenue  
London  
SW3 3DD  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

**Anna Narizzano**  
+44 20 3826 0639  
[anna.narizzano@knightfrank.com](mailto:anna.narizzano@knightfrank.com)

**Chris Mulry**  
+44 20 7881 7727  
[chris.mulry@knightfrank.com](mailto:chris.mulry@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 February 2023. Photographs and videos dated February 2023.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.