
CHESTER ROW

BELGRAVIA SW1

A FINE GRADE II LISTED
STUCCO FRONTED
HOUSE SITUATED IN THIS
SOUGHT-AFTER STREET IN
THE HEART OF BELGRAVIA.





The property has been fully refurbished using luxury materials to create an abundance of natural light and attractive open spaces for dining, entertaining and modern living. A superb 1st floor reception room benefits from high ceilings with an open aspect to the rear of the property, overlooking a large terrace and pretty south facing garden. The spacious ground floor accommodation includes a beautifully designed and arranged fully fitted kitchen, separate wine storage room, an open plan dining room with double height ceiling, panoramic glass roof and glass panel sliding doors leading to a large terrace. In addition, this wonderful home comprises half landing study, spacious 2nd floor master bedroom with en-suite bathroom, half landing steam/shower room, two double bedrooms with one en-suite shower located on the 3rd floor with a balcony and an adjoining roof terrace. Further accommodation on the lower floor level includes a guest double bedroom with en-suite bathroom, large family media room/5th double bedroom with direct garden access, guest WC, utility room and a vault/plant room.

LOCATION

The boutique shops and restaurants of Elizabeth Street are within close proximity as are the excellent shopping and transport hubs of Sloane Square and Victoria.

ACCOMMODATION

2 Reception Rooms | 4-5 Bedrooms | 5 Bathrooms
(4 en suite) | Media Room/Bedroom | Kitchen
Study | Utility | Wine Cellar | Storage Vault
Garden | 2 Terraces

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TERMS

To be let for a term of 12 months, rent payable monthly in advance, subject to contract and references. The tenant will be responsible for the cost of the utilities to include electricity, gas, telephone, broadband, water and council tax where applicable.

Once references have been successfully processed, they will be subject to the landlord's acceptance. Thereafter, the prospective tenant will receive a copy of the tenancy agreement for their review and signature. NB. Prospective tenants are required to transfer the outstanding balance of the full security deposit, advance rent and administration fees at least 10 working days, prior to the tenancy commencement date.

Tenancy Agreement Fee: £220 inclusive of VAT

TENANT

Administration Fee: £120 inclusive of VAT (per person)
To include credit check fee: £37.20 (non-refundable)

PERMITTED OCCUPIER

Administration Fee: NB: This fee only applies if there is an additional occupant permitted and not stated on the tenancy agreement.
£120 inclusive of VAT (per person)
To include credit check fee: £37.20 (non-refundable)

GUARANTOR

Administration Fee: £120 inclusive of VAT (per guarantor)
To include credit check fee: £37.20 (non-refundable)

Tenancy Renewal Fee: £85 inclusive of VAT

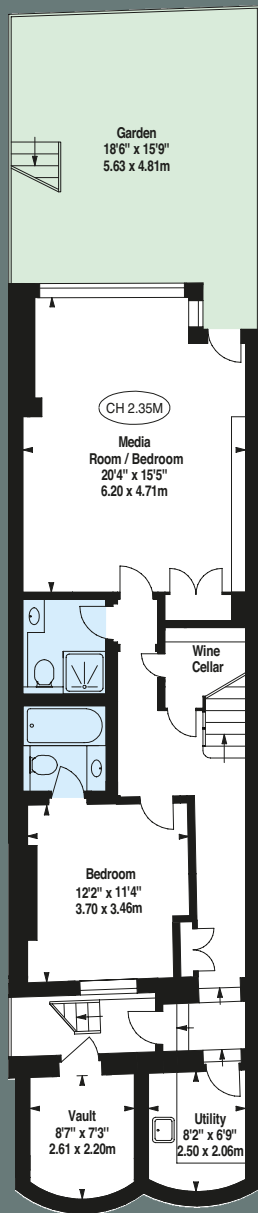
CHECK-OUT

Tenant Inventory Fees: £325 inclusive of VAT

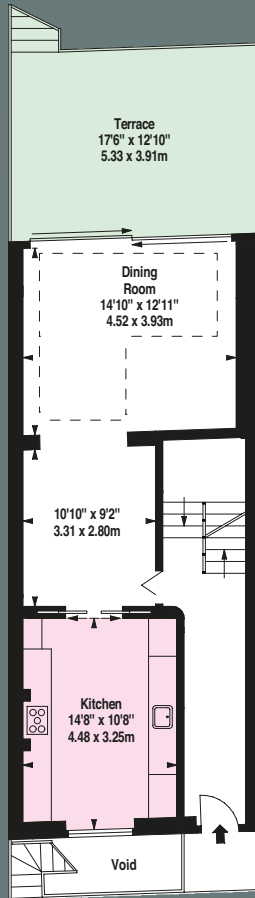
NB. Normally a deposit equivalent to 'six weeks' rent will be required and lodged with the TDS (Tenancy Deposit Scheme) or the DPS (Deposit Protection Service).



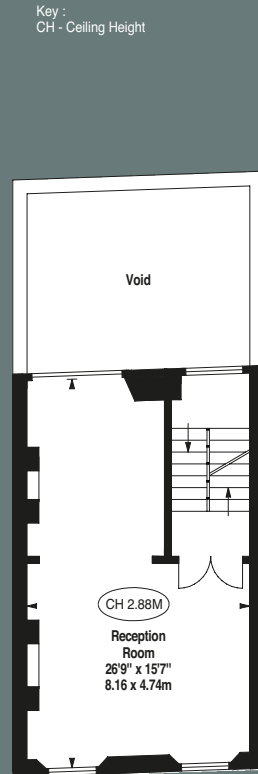
GUIDE PRICE
 £5,250 Per Week (£22,750 Per Month)
 UNFURNISHED



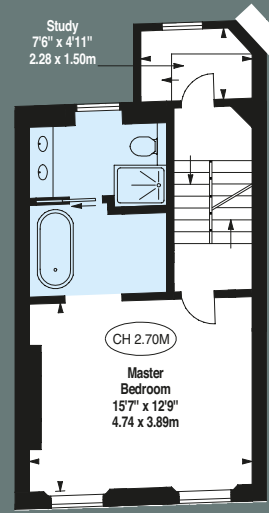
Lower Ground Floor



Ground Floor



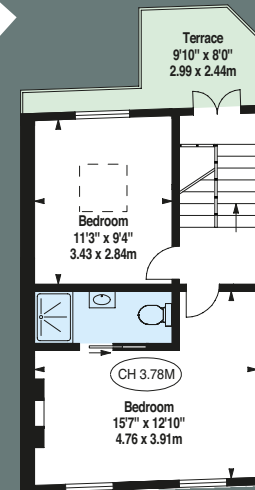
First Floor



Second Floor



Second Floor Half Landing

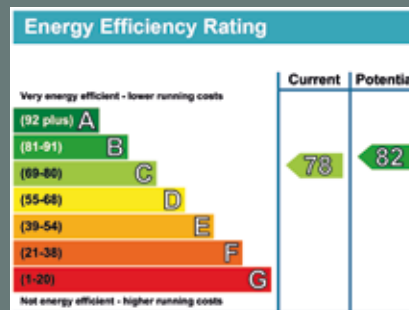


Third Floor

Key :
 CH - Ceiling Height

APPROX. GROSS INTERNAL AREA
 2,726 sq ft / 253.25 sq m

APPROX VAULT AREA
 62 sq ft / 5.76 sq m



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BEST GAPP
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All information in this document is correct to the best of our knowledge at the time of going to print (June 2018). These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.