



# Lower Belgrave Street

Belgravia SW1



 4 Bedrooms    2 Reception rooms    2 Bathrooms    1,734 sq ft (161.1 m<sup>2</sup>)



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Elegant double reception  
with three sash windows,  
separate dining room,  
kitchen opening onto  
terrace, offering excellent  
proportions and natural  
light throughout

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Subject to the usual consents, including planning and landlord's licence to alter, there is scope to reconfigure the third and fourth floors, including relocating the existing bathroom to the third floor to create a dual-access en-suite serving two bedrooms.

The fourth floor, already benefiting from a large skylight, could be reimaged as a roof terrace, with the potential to incorporate the existing eaves space to create a generous and usable outdoor area, subject to the usual consents.

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## Lower Belgrave Street, SW1

APPROX. GROSS INTERNAL AREA \*  
1734 Sq Ft - 161.1 Sq M  
(Excluding Eaves)

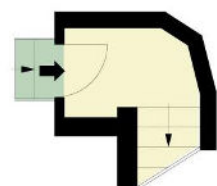
APPROX. EAVES AREA \*  
177 Sq Ft - 16.53 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
1911 Sq Ft - 177.63 Sq M

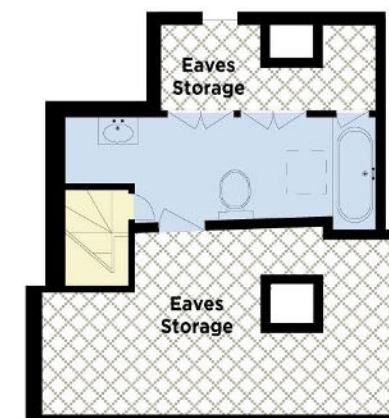
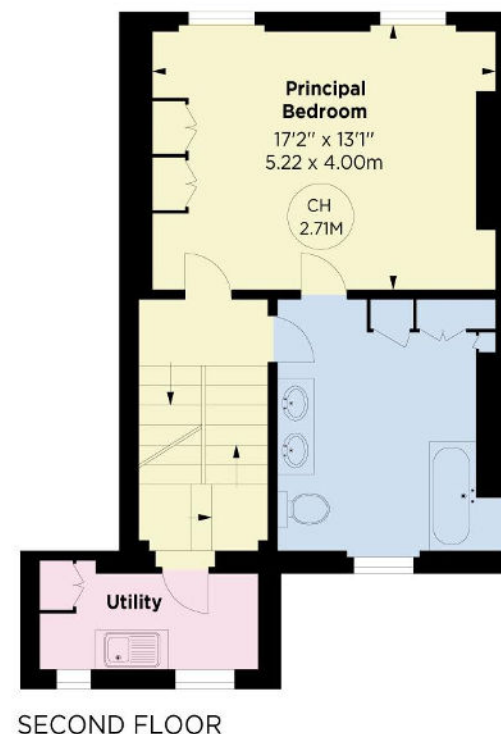
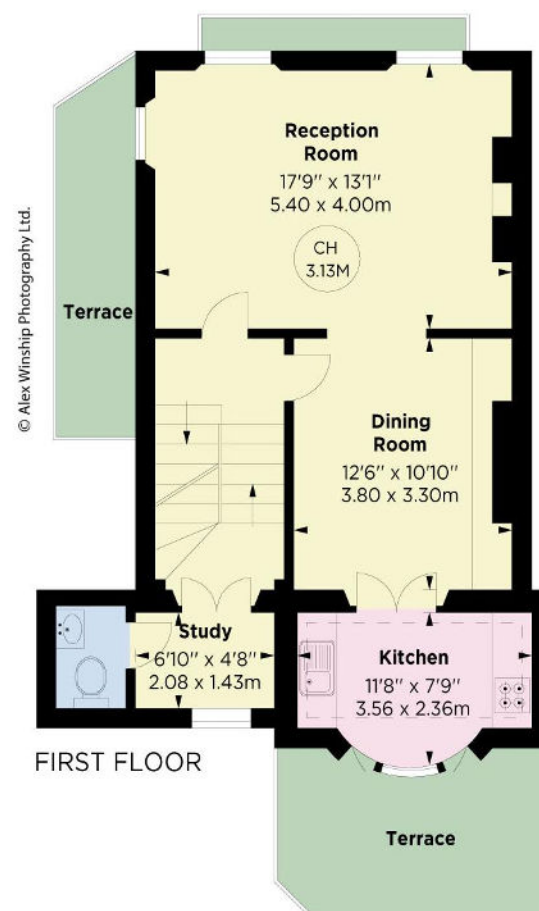
Key :  
CH - Ceiling Height

- Under 1.5m

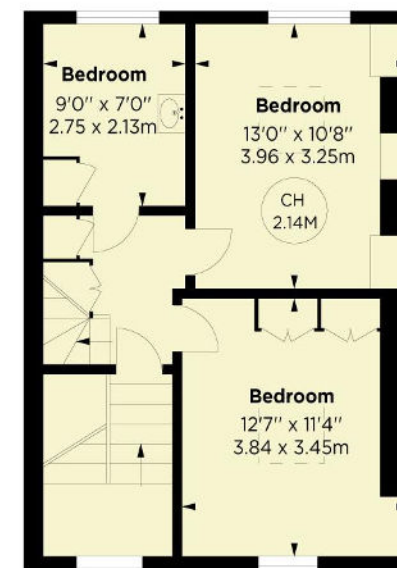
This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



GROUND FLOOR  
ENTRANCE



FOURTH FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Leasehold tbc

£2,650,000

Subject to contract

Council Tax

City of Westminster – Band G

EPC Rate - D



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## Location

Positioned in the heart of Belgravia, between Eaton Square and Chester Square, the property is moments from the boutiques and restaurants of Elizabeth Street, with Motcomb Street and the international amenities of Knightsbridge close by.

This characterful family home combines quiet residential living with immediate access to some of London's finest amenities.

### Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.