

Ebury Street
Belgravia SW1

A rare opportunity to tailor a classical Belgravia townhouse to one's own specification, moments from Elizabeth Street, Sloane Square and Eaton Square Gardens.





A substantial white stucco-fronted family house with lots of character in a prime Belgravia location, offering approximately 2,791 sq. ft. arranged over five floors.

The house is liveable as it stands, though a purchaser may wish to modernise and further enhance the generous proportions and excellent ceiling heights, including 3.39 m on the raised ground floor and 3.17 m on the first floor.

The raised ground floor features a kitchen and dining room, with an impressive first-floor reception room and a private terrace leading from the half landing. The upper floors provide a principal bedroom suite together with several further bedrooms and bathrooms, offering excellent family flexibility.

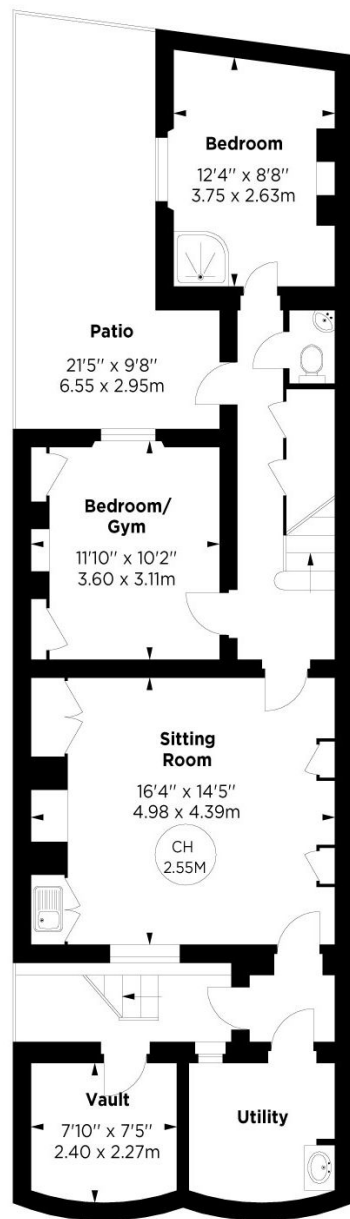
The lower ground floor, with its own entrance, includes a sitting room, two bedrooms, a utility room and external vault and patio area, creating potential for a self-contained flat or staff accommodation.

Perfectly positioned, moments from the boutiques and restaurants of Elizabeth Street, the property benefits from excellent transport links, with Sloane Square and Victoria Station nearby, providing District, Circle and Victoria line services together with National Rail connections.

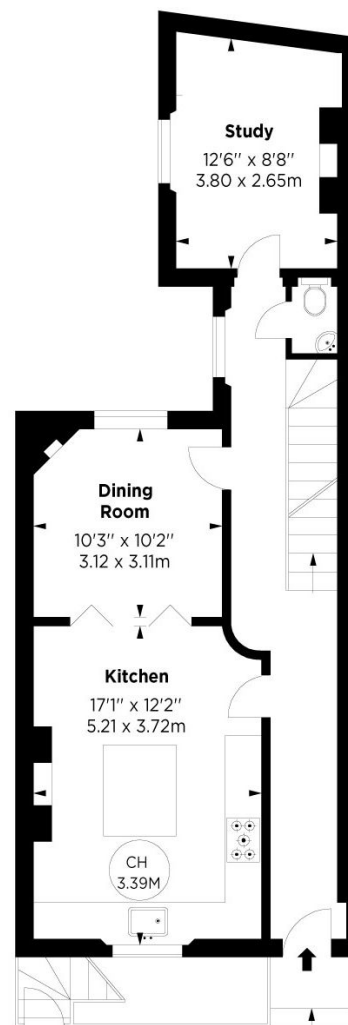




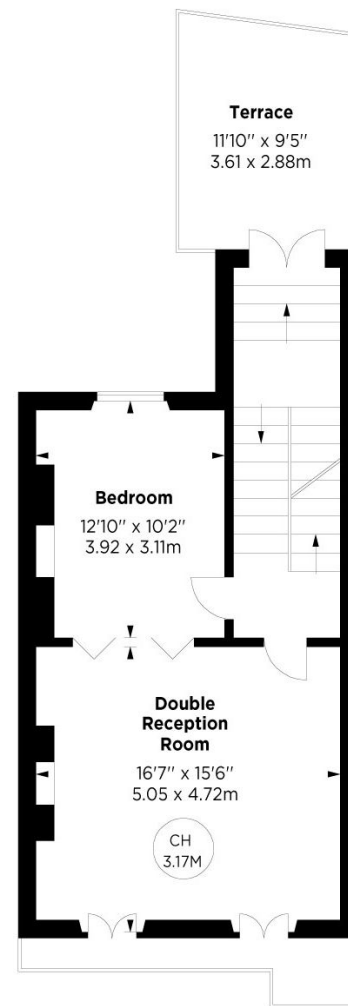
Key :
CH - Ceiling Height
X - Under 1.5m



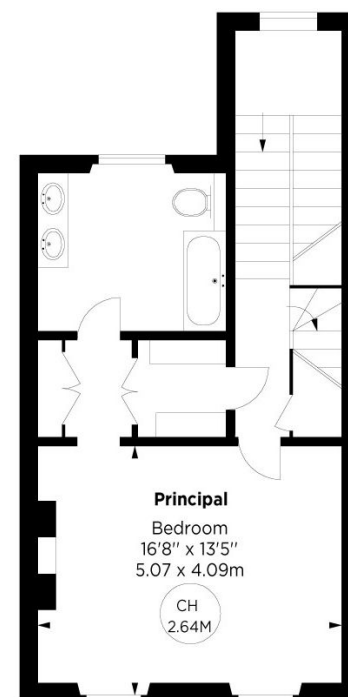
LOWER GROUND FLOOR



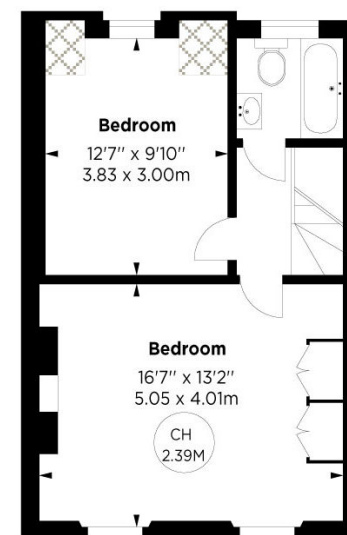
RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Ebury Street, SW1

APPROX. GROSS INTERNAL AREA *
2733 Sq Ft - 253.99 Sq M
(Excluding External Vault)

External Vault Area
58 Sq Ft - 5.39 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
2791 Sq Ft - 259.38 Sq M

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



Freehold
£3,995,000 subject to contract

Local Authority – City of Westminster
Council Tax Band -H

EPC Rate: D



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

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.