

# BEAUTIFUL BELGRAVIA



**JUSZTCAPITAL**

acquisitions | sales | investments | management  
Property advisors and estate agents

EXCLUSIVE  
REAL ESTATE

DRAFT  
BROCHURE



PERIOD ARCHITECTURE  
MODERN HIGH-END SPECIFICATION

FIRST CLASS  
INTERIOR  
DESIGN

- MASTER BEDROOM SUITE
- 4 FURTHER BEDROOM SUITES
- HANDCRAFTED KITCHEN
- HANDCRAFTED STUDY
- DINING ROOM
- WINE CELLAR
- DAY ROOM
- GYM
- PREP KITCHEN & 'DUMBWAITER'
- CINEMA ROOM
- SWIMMING POOL
- SECURITY SYSTEM & HOME AUTOMATION
- COMFORT COOLING
- SECURE GARAGE PARKING
- STAFF FLAT WITH SEPARATE ACCESS



ONCE IN A BLUE MOON YOU WILL FIND A HOME THAT PROVIDES THE VERY HIGHEST LEVELS OF WORKMANSHIP

THIS IS ONE OF THEM

The current owners have carried out a no-expense-spared renovation programme.

A truly exceptional home offering the very best materials and high-end applications; this property caters to the aspirations of the high-net-worth buyer.



Formal Reception Room | Dining Room | Kitchen & Breakfast Room | Study | Cinema Room | Gym | Wine Cellar | Day Room | 6 Bedroom Suites - Master, Four Guests, Staff | Utility | 'Prep' Kitchen | Dumbwaiter | Swimming Pool | Steam Room | Jacuzzi | 1st Floor Garden Terrace | Large Garage | Comfort Cooling | Underfloor Heating | Home Automation System | Security System.



The elegant streets of Belgravia are lined with pretty terraced Stucco fronted townhouses and tranquil garden squares. You will find International Embassies, upmarket hotels, restaurants, antique shops, chic furniture stores, trendy galleries and designer fashion and jewellery boutiques on the surrounding cobbled streets and along Sloane Square.

This part of London is the go to address for International residents, travellers and the domestic market.



THERE ARE FEW  
NEIGHBOURHOODS IN  
LONDON AS  
DISTINGUISHED AS  
BELGRAVIA.



THE 'FIVE FIELDS'



GYM  
DAY ROOM  
DRINKS ROOM  
CINEMA ROOM  
SWIMMING POOL  
ENTERTAINMENT SYSTEM  
FIRST FLOOR GARDEN TERRACE

EATON TERRACE IS IDEAL AS A...

A FAMILY HOME

A PLACE TO WORK FROM

OR AS A HOUSE TO ENTERTAIN

MAYBE ALL THREE?

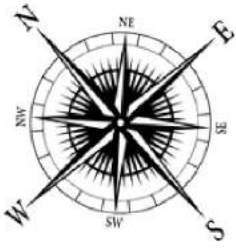
IT'S ALL HERE.

CONTACT US FOR A VIEWING

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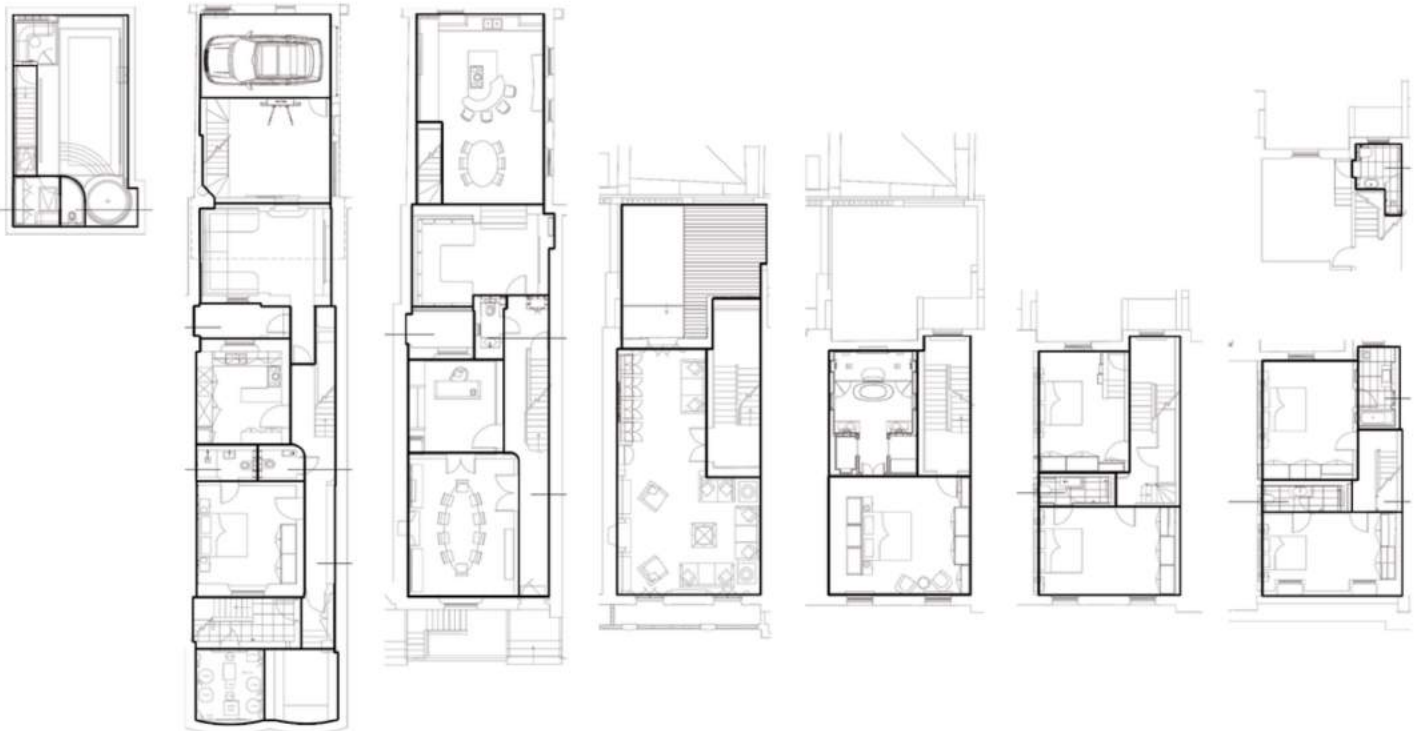




Gross Internal Area (Approx.) via third party.  
 580 sq m (6243 sq ft) including under 1.5m, vault and outside storage.  
 569 sq m (6124 sq ft) excluding under 1.5m, vault and outside storage.

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been supplied by third parties. Potential buyers and their representatives should satisfy their own measurements via professional RICS qualified surveyors.

**Tenure:** Freehold  
**Guide Price:** £19,750,000  
**Local Authority:** Westminster City Council  
**Services:** All services connected to mains – not tested.  
**Council Tax:** Band H – Approx. £1,652.12 p.a.  
 All categories and pricing should be verified independently



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

**IMPORTANT NOTICE (To all potential buyers and their representatives):**

We have prepared these sales particulars as a general guide. The images and floor plans have been supplied by our clients private office. We have not carried out a survey, detailed or otherwise, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless stated at a later stage.

Location: Sloane Square Underground Station (0.2 miles). District and Circle Line. North lies Hyde Park, offering approx. 350 acres of open space including the Art Gallery and Serpentine Lake. To the South lies the Chelsea Barracks and Battersea Power Station Park, with access to a variety of restaurants and bars. To the West, is South Kensington, home to The Natural History Museum and The Royal Albert Hall surrounding the university campus of Imperial College. Excellent Schools within the area include the Eaton House Belgravia School, Eaton Square Nursery and Holy Trinity Primary School.

## IMPORTANT NOTICE

Before printing, think about your environment.

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1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Redwald Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or via third party professionals. 350602

Any advice contained in this presentation or attached any email, or in previous correspondence, is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role.

Furthermore, any advice attached is not a formal ("Red Book") valuation, and neither Juszt Capital LTD nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Global Standards 2017 incorporating the IVSC International Valuation Standards issued June 2017 and effective from 1 July 2017.

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