



EBURY SQUARE,  
BELGRAVIA, SW1W

EBUR

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SWIV

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# HOME FEATURES & SPECIFICATIONS

Introducing this newly refurbished, impressive 2 bedroom apartment of 1,340 square feet located on the Third Floor of the prestigious Ebury Square development in the heart of Belgravia, moments from the renowned Sloane Square.

The apartment offers a 24-hour concierge, underground parking, and a private gym/spa. Designed by Squire & Partners Architects and Martin Goddard Interiors, Ebury Square is located in prestigious Belgravia, known for some of London's best shops and restaurants. Ebury Street has historical significance as Mozart's former residence. Ideal as a pied-à-terre, home, or investment in London's prime residential area.

**2 DOUBLE BEDROOMS**

**EN SUITE BATHROOM**

**GUEST WC**

**EN SUITE SHOWER ROOM**

**RECEPTION ROOM**

**KITCHEN & SEPARATE UTILITY**

**24 HOUR CONCIERGE**

**RESIDENTS' GYM**

**SEPARATE RESIDENTS' SAUNA & STEAM ROOMS**

**SECURE UNDERGROUND PARKING SPACE**

**AIR CONDITIONING**

**ACCESS TO BELGRAVE SQUARE GARDENS (By separate arrangement Grosvenor Estate)**

**GUIDE PRICE**

£3,850,000 STC

**TENURE**

Leasehold  
(Approximately 986 years remaining)

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX**

Band H

**SERVICE CHARGE**

Approx £20,000 per annum

# KITCHEN & RECEPTION

The apartment has been interior designed to a very high standard with luxury fixtures and fittings throughout. There are two generous bedroom suites, the Principal complete with a walk in dressing room. A large open reception/dining room and a modern fully fitted Kitchen with integrated Gaggenau Hob and Miele appliances throughout.

The apartment offers an uninterrupted flow of space from the Kitchen, through the living room with beautiful views over Eaton Terrace.



Reception



Kitchen





Kitchen/Dining Area







# BEDROOMS & BATHROOMS



Second Bedroom





Principal Bedroom



Principal Bedroom En-Suite



Second Bedroom En-Suite





Exterior



# FLOOR PLANS & EPC

Third Floor (with Lift Access)



**TOTAL APPROXIMATE GROSS INTERNAL AREA**

1,340 sq ft / 124.40 sq m

**EPC RATING**

B

Certificate No.

9822748-7963-7360-2084-1994

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

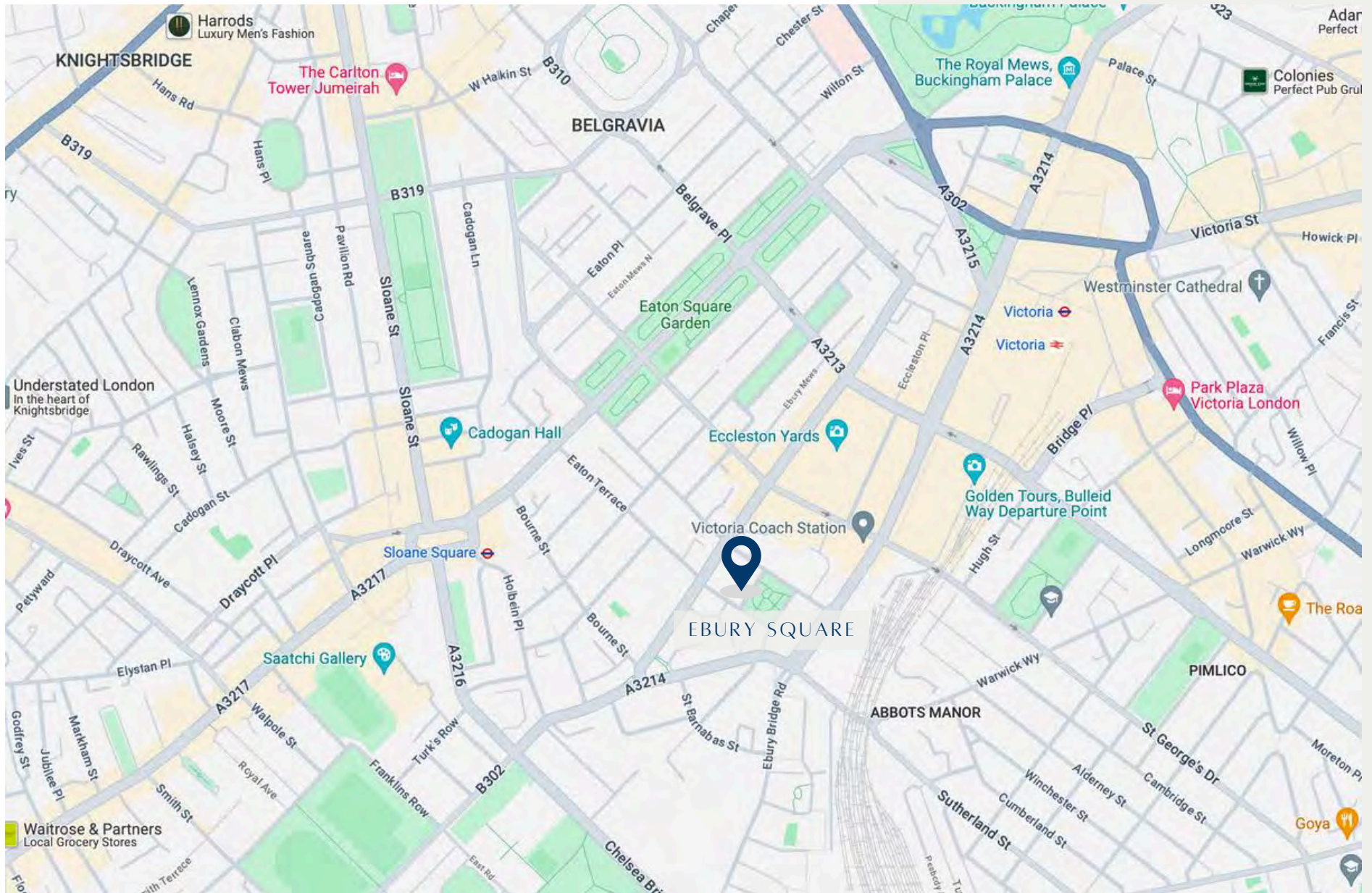
**VIDEO TOUR**

[https://www.youtube.com/watch?v=3392DPthZ\\_o](https://www.youtube.com/watch?v=3392DPthZ_o)

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 text of the Particulars.



# LOCATION & MAP





# FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find Elizabeth Street, known for its charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

Ebury Square is eligible upon application for access to Belgrave Square gardens and tennis courts for a nominal fee. Battersea Park is just across the river and St. James' Park, Hyde Park and Green Park are also nearby.

## RESTAURANTS

### OLIVETO

61 Elizabeth St  
SW1W 9PP

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### THOMAS CUBITT

44 Elizabeth St  
SW1W 9PA

## GROCERIES

### BAYLEY & SAGE

141 Ebury St  
SW1W 9QW

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### WAITROSE

27 Motcomb St  
SW1X 8GG

## CAFES & BAKERIES

### TOM TOM

114 Ebury St,  
SW1W 9QD

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### POILANE

46 Elizabeth St,  
SW1W 9PA

## SCHOOLS

### EATON SQUARE SCHOOL

55-57 Eccleston Square,  
SW1V 1PH

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### FRANCIS HOLLAND

39 Graham Terrace  
SW1W 8JF

## SHOPPING

### ELIZABETH STREET

250 yards

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### KINGS ROAD

0.5 miles

## TRANSPORT LINKS

### VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

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### SLOANE SQUARE

District & Circle Lines





BELGRAVIA







Details Prepared November 2024

## GET IN TOUCH

### CONTACT INFORMATION

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