



ELIZABETH STREET,
BELGRAVIA, SW1W

ELIZ

STRE

SW1

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HOME FEATURES & SPECIFICATIONS

With its own street entrance on Ebury Mews, introducing an elegant three bedroom maisonette located as part of a Grade II listed building in the heart of Belgravia. Arranged across three spacious levels, this beautifully designed home offers a blend of classic charm and modern sophistication.

2 RECEPTIONS	PRICE
DINING AREA	£3,500,000 STC
KITCHEN	LOCAL AUTHORITY
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM	City of Westminster
2 FURTHER DOUBLE BEDROOMS	COUNCIL TAX
FAMILY BATHROOM	Band G
GUEST CLOAKROOM	TENURE
UTILITY ROOM	Leasehold from 28.06.2012 expiring 29.09.2159 (approx 135 yrs unexpired)
LOFT STORAGE	GROUND RENT
OWN STREET DOOR ENTRANCE	Peppercorn
PRIME CENTRAL LOCATION	SERVICE CHARGE
ACCESS TO BELGRAVE SQUARE GARDENS (BY ARRANGEMENT WITH GROSVENOR ESTATE)	TBC. 60% of the building maintenance costs
PRIVATE MEWS PARKING (BY ARRANGEMENT WITH GROSVENOR ESTATE)	



KITCHEN & RECEPTION

The first floor showcases a beautifully designed open-plan reception and dining area, with large sash windows that flood the room with natural light and provide charming views of Elizabeth Street.

The seamless layout of the property is a true highlight, as the living space flows effortlessly through a bright kitchen, complete with a large skylight feature, and then into a second generously sized sitting room.

Both reception areas feature elegant fireplaces and good ceiling height, creating a sense of both openness and warmth. This harmonious flow between rooms enhances the overall sense of space and light throughout the home.



BEDROOMS & BATHROOMS

On the second floor, you'll find the principal bedroom, complete with a large beautifully designed en-suite bathroom with plenty of storage.

The third floor houses two additional double bedrooms, each fitted with built-in storage and served by a separate bathroom. There is also an additional loft space and utility room.



Principal Bedroom Suite



Second Bedroom



Third Bedroom



Principal En-Suite



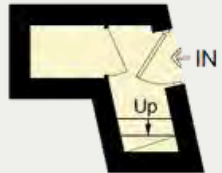
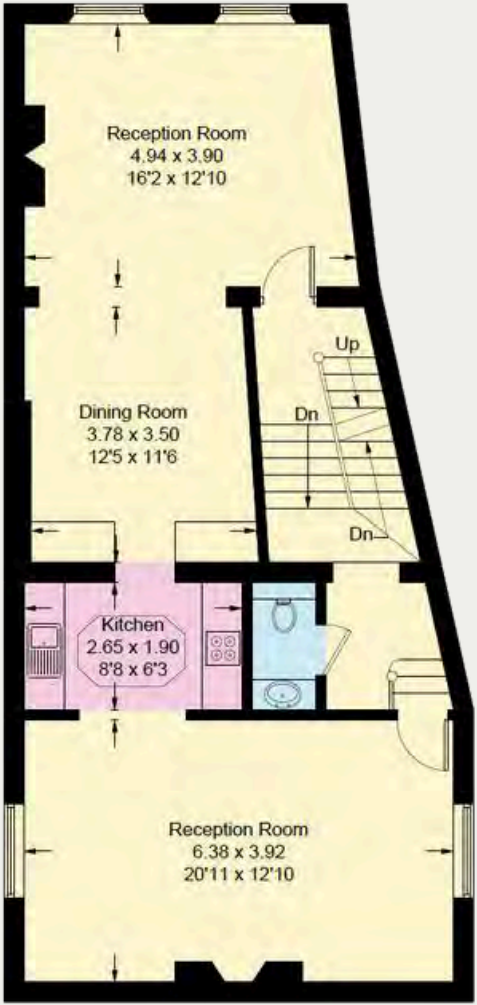
Exterior

FLOOR PLANS & EPC

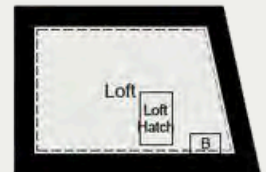
TOTAL APPROXIMATE GROSS INTERNAL AREA
 1,949 sq ft / 181.1 sq m
 (Including Loft Space - 57 sq ft / 5.3 sq m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		60 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

EPC RATING: E
 9634-9520-4409-0427-2202

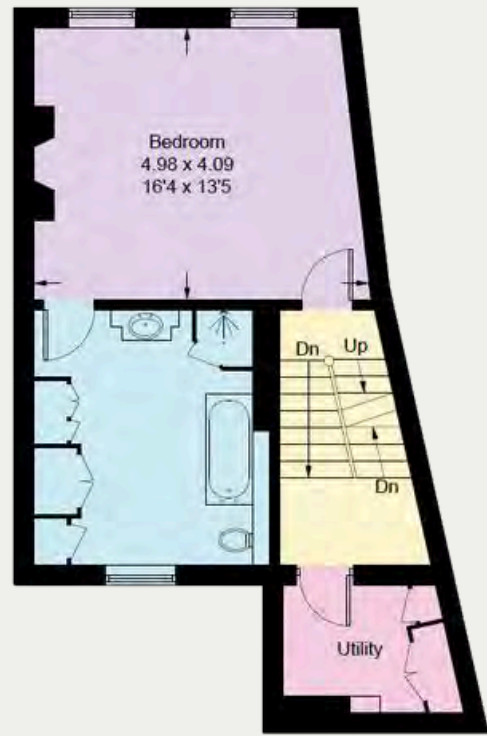


Ground Floor

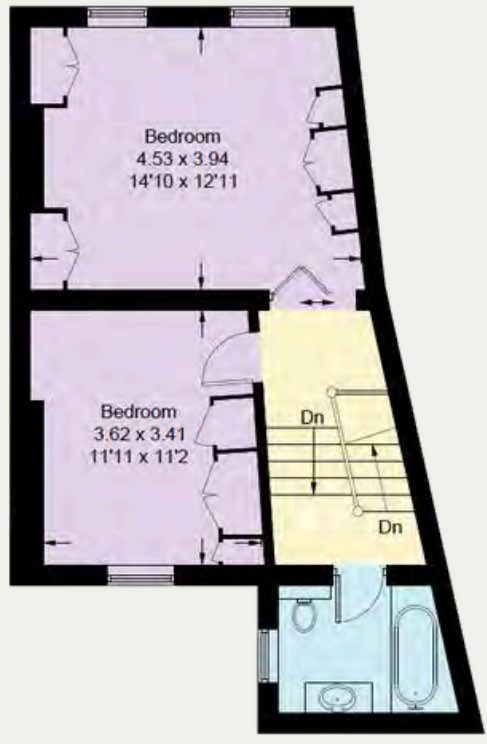


Loft

= Reduced headroom below 1.5m / 5'0"



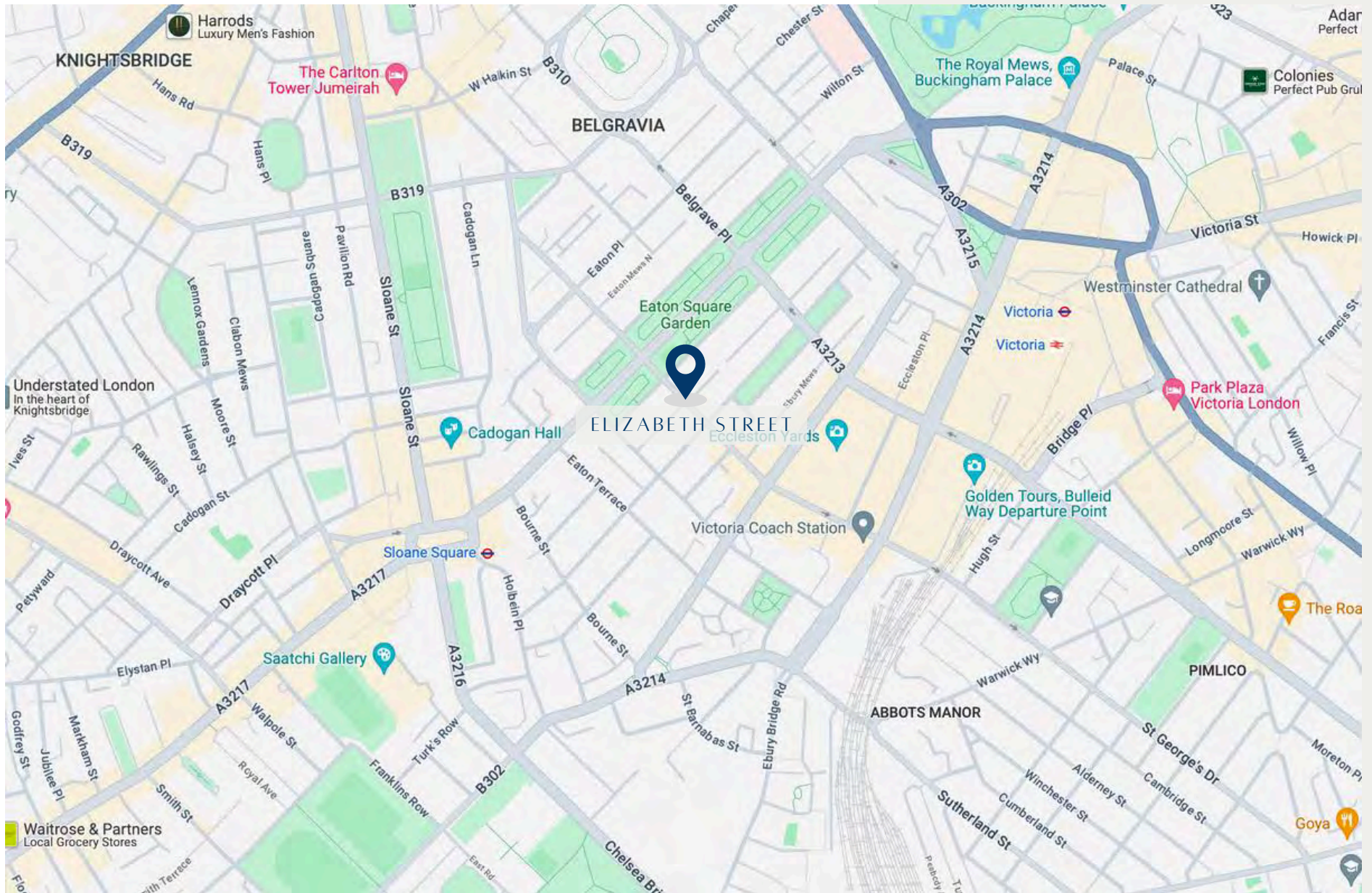
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127401)

LOCATION & MAP



FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Elizabeth Street is 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.

Elizabeth Street 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

THOMAS CUBITT

44 Elizabeth St
SW1W 9PA

GROCERIES

BAYLEY & SAGE

141 Ebury St
SW1W 9QW

WAITROSE

27 Motcomb St
SW1X 8GG

CAFES & BAKERIES

TOM TOM

114 Ebury St,
SW1W 9QD

POILANE

46 Elizabeth St,
SW1W 9PA

SCHOOLS

EATON SQUARE SCHOOL

55-57 Eccleston Square,
SW1V 1PH

FRANCIS HOLLAND

39 Graham Terrace
SW1W 8JF

SHOPPING

ELIZABETH STREET

0 yards

SLOANE STREET

0.6 miles

TRANSPORT LINKS

VICTORIA STATION

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

SLOANE SQUARE

District & Circle Lines



BELGRAVIA





Details Prepared November 2024

GET IN TOUCH

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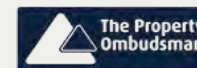
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