



CHATTERTON | REES

17 Wilton Place
, London, SW1X 8RL

£6,500,000



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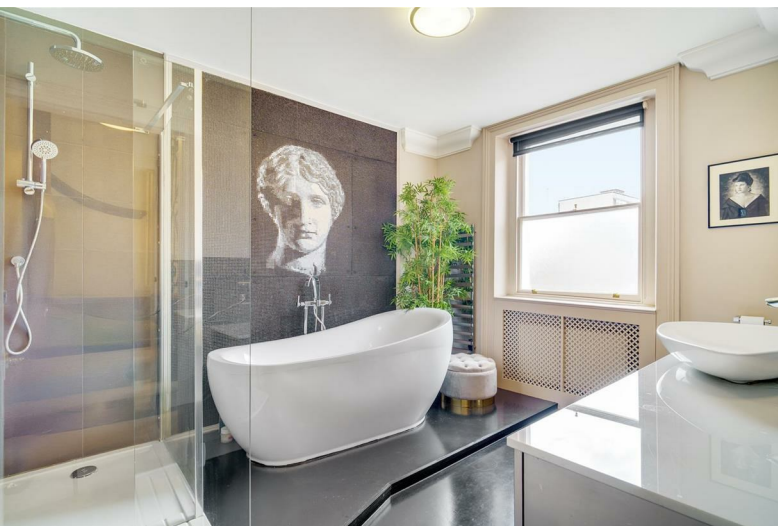


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17 Wilton Place



Description

Situated on the sought-after southern section of Wilton Place, this elegant period house enjoys views towards St Paul's Church. Built circa 1850, the property offers generous proportions with a beautiful first-floor drawing room, 5–6 bedrooms, 4 bathrooms, and both front and rear gardens, plus a rear terrace. The current owners have secured planning and listed building consent to extend the property and add a passenger lift (City of Westminster: 23/07557/FULL).

Wilton Place is one of Knightsbridge's most desirable addresses, moments from Harrods, Harvey Nichols, and the area's world-class boutiques, restaurants, and museums. The house sits between Belgrave Square and Hyde Park, opposite St Paul's Church and The Berkeley Hotel. Kinnerton Street, with its charming pubs and independent shops, is nearby. Excellent transport links include Knightsbridge and Hyde Park Corner stations (Piccadilly Line) within 0.2 miles, and Sloane Square around 0.7 miles away.

- Planning Approved
- 4 Bathrooms
- Period Townhouse
- 6 Bedrooms
- 3 Receptions
- Terrace





Wilton Place, SW1

APPROX. GROSS INTERNAL AREA *
3161 Sq Ft - 293.66 Sq M
(Excluding External Vault)

EXTERNAL VAULT AREA *
65 Sq Ft - 6.04 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
3226 Sq Ft - 299.70 Sq M

TOTAL APPROX. OUTDOOR AREA *
647 Sq Ft - 60.10 Sq M

FRONTAGE AREA *
255 Sq Ft - 23.75 Sq M

GARDEN AREA *
279 Sq Ft - 25.93 Sq M

TERRACE AREA *
113 Sq Ft - 10.58 Sq M

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

LOWER GROUND FLOOR

Laundry
Patio
Bedroom 12' x 9'9" 3.63 x 2.97m
Sitting Room 16'3" x 12'6" 4.96 x 3.80m
CH 2.39M
Patio
Vault 8'3" x 7'9" 2.50 x 2.40m
Storage 8'2" x 7'9" 2.50 x 2.36m

GROUND FLOOR

Garden 28'3" x 17' 8.61 x 5.15m
Kitchen 13'9" x 7'3" 4.20 x 2.21m
Dining Room/Study 37'6" x 11'9" 9.60 x 3.60m
CH 2.76M
Reception Room 37'9" x 16'3" 9.70 x 4.95m
CH 2.94M
Terrace 15'9" x 7'3" 4.79 x 2.21m
Frontage 19'8" x 14'9" 6.00 x 4.50m

FIRST FLOOR

Principal Bedroom 15'9" x 11'3" 4.80 x 4.05m
CH 2.50M

SECOND FLOOR

Bedroom/Dressing Room 11'9" x 8'6" 3.61 x 2.60m
Bedroom 16'6" x 14' 5.05 x 4.25m
CH 2.29M

THIRD FLOOR

Bedroom 10'3" x 8'6" 3.14 x 2.60m
Bedroom 16'9" x 12'6" 5.08 x 3.80m
CH 2.19M

FOURTH FLOOR

Key:
CH - Ceiling Height

Please contact our Chatterton Rees Office
on 020 3780 0580 if you wish to arrange a viewing appointment for this property
or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	