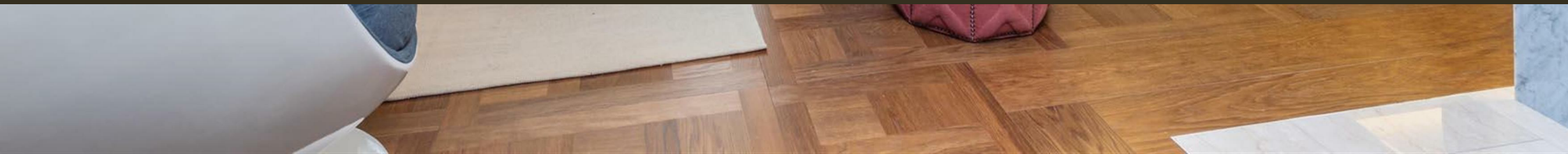




1 Ebury Square, Belgravia
London SW1W

GARTON JONES.COM



1 Ebury Square, Belgravia
London, SW1W

£3,750,000 Leasehold

A 2 DOUBLE BEDROOM apartment for sale of approx. 1504 sq.ft (139.7 sq.m) located in this exclusive development in Belgravia. This interior designed apartment has high quality fixtures, fittings and decoration, all designed for luxurious living. There is a spacious reception room with a feature fireplace, access to a PRIVATE ENCLOSED TERRACE and a smart kitchen with integrated appliances, including an induction hob and wine cooler. There are two luxury bathrooms (one en-suite), plus a guest cloakroom and good storage (including a utility and comms cupboard housing a Miele washer/dryer, a walk-in wardrobe to the master bedroom and built-in wardrobes to bedroom two). Additionally, there is AIR-CON, a Crestron control system and integrated ceiling mounted speakers. The apartment further benefits from wood and tiled flooring, SECURE UNDERGROUND PARKING, a private resident's gym and a hotel style 24-hour concierge service. Additional amenities including the shops and restaurants of Belgravia and Elizabeth Street, Knightsbridge, King's Road and Sloane Square are within easy access. Victoria Mainline station with excellent transport links (including Gatwick Express) are just a short walk away.

Available via Garton Jones Chelsea & Belgravia (approx. a 5 minute walk from the apartment).

Council Tax: Westminster Council (band H)

Service Charges: approx. £20,000.00 per annum TBC
Ground Rent: approx. £1,000.00 per annum
Lease: 999 years from 1st January 2011 (expires 3010, approx. 986 years remaining)
EWS1 Compliant

EPC Rating: B (85)

EPC certificate available on request.

- 1504 Sq.ft (139.7 Sq.m)
- 2 Double Bedrooms
- Spacious Reception Room
- Modern Kitchen With Gaggenau Integrated Appliances
- 2 Luxurious Bathrooms (1 En-Suite) & Guest Cloak Room
- 2 Balconies With Views
- 24 Hour Concierge
- Secure Underground Parking
- Residents' Gym
- Walking Distance To Sloane Square & Victoria Train Station

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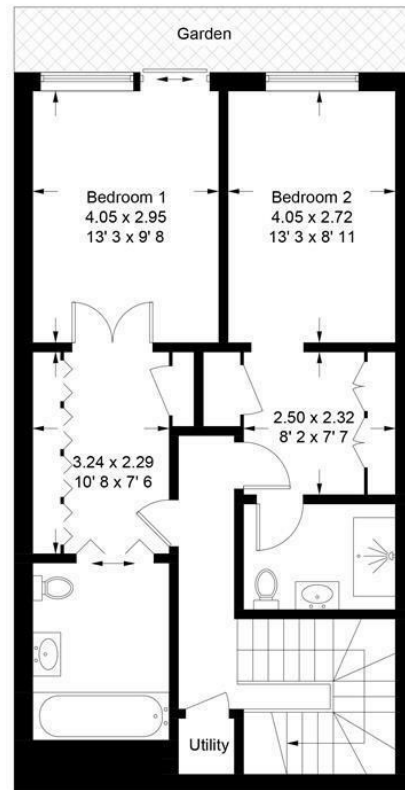
8 Gatliff Road
Grosvenor
Waterside
Chelsea
London
SW1W 8DP

Sales +44 (0) 20 7730 5007
gws@gartonjones.com
www.gartonjones.com

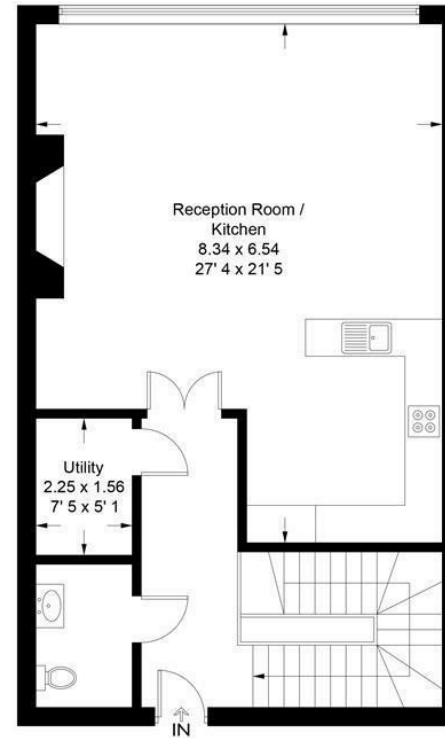


Ebury Square

Approximate Gross Internal Area = 1504 sq ft / 139.7 sq m



702 sq ft / 65.2 sq m



802 sq ft / 74.5 sq m

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 prepared in accordance with the current edition of the RICS Code of Measuring Practice

