



1 Ebury Square, London  
SW1W

GARTON JONES.COM



1 Ebury Square, London  
, SW1W

£3,750,000 Leasehold

GARTON JONES.COM

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A beautifully presented TWO BEDROOM apartment for sale of approx. 1342 sq.ft (124.7 sq.m) on the third floor of this exclusive development on Ebury Square, 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, a modern kitchen (with integrated appliances including an induction hob and wine cooler) and a separate laundry area. There are two luxury bathrooms (one en-suite) plus a guest cloakroom. The apartment further benefits from good storage including a comms cupboard and wardrobes and dressing area to the master bedroom and bedroom two. There is air-conditioning, a Crestron control system and integrated ceiling mounted speakers and solid wood and tiled flooring. There is an allocated secure underground parking space, a private resident's gym and 24 hour concierge service. The development sits within leafy Belgravia, one of the most prestigious and sought after residential areas of London. There are plenty of eateries, galleries, antiques shops and boutiques close by on nearby Elizabeth Street, Knightsbridge and Chelsea. Sloane Square and 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).

Lease Length: 999 years from 2011  
Service Charges: approx. £20,000.00 per annum (2025)  
Ground Rent: approx. £1,000.00 per annum (2025)  
EWS1 Complete

EPC Rating: B (81)

Council Tax: Westminster Council (band H).

EPC certificate available on request.

- 1342 Sq.ft (124.7 Sq.m)
- 2 Bedroom Apartment
- Open Plan Reception Room
- Kitchen With Integrated Appliances & Wine Cooler
- 2 Luxury Bathrooms Plus Guest Cloakroom
- Separate Laundry Area & Good Storage
- Secure Underground Parking Space
- 24 Hour Concierge
- Situated Within Leafy Belgravia
- Close To Sloane Square & Victoria Train Station

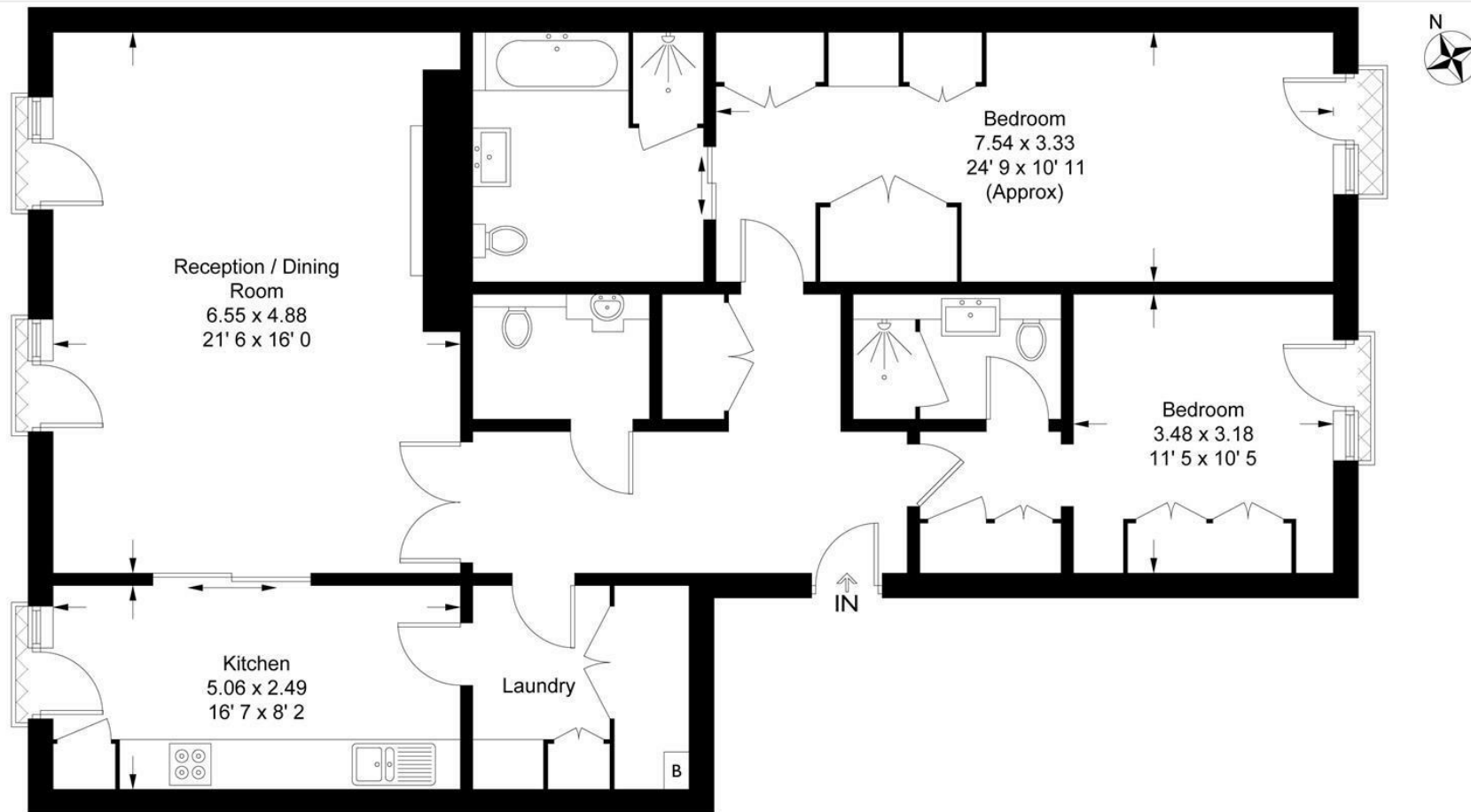


## Ebury Square

Approximate Gross Internal Area = 1342 sq ft / 124.7 sq m

Balcony = 14 sq ft / 1.3 sq m

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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





