



GRAHAM TERRACE, BELGRAVIA, SW1W

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GRA

TERE

SW1

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HOME FEATURES & SPECIFICATIONS

Introducing a Grade II listed, delightful, mid terraced family house arranged over four floors in the heart of Belgravia.

Graham Terrace is a charming and quiet one-way Belgravia Street, which runs between Holbein Place and Eaton Terrace. It is located south west of Eaton Square, very close to Sloane Square, with its range of transport and recreational facilities.

2/3 BEDROOMS

2 BATHROOMS

CLOAKROOM/WC

RECEPTION/DINING ROOM

KITCHEN

OFFICE/STUDY

PRIVATE GARDEN/PATIO
(with awning, watering system and patio heater)

UNDERFLOOR HEATING

PRICE

£2,750,000 STC

TENURE

Freehold

LOCAL AUTHORITY

City of Westminster

COUNCIL TAX

Band H, £1,728.26 for 22-23

RECEPTION/DINING ROOM

The Raised Ground Floor is dedicated to a stunning, spacious Double Reception/Dining Room. Spanning from the front of the house all the way through to the rear, the space is flooded with natural light and offers ample space for relaxing and entertaining.



Ground Floor Reception



Ground Floor Reception



Ground Floor Reception



Kitchen

KITCHEN

Tucked away on the Lower Ground Floor you'll find a charming, modern Kitchen complete with clean white finishes and high end appliances.



BEDROOMS & BATHROOMS

The First Floor presents a luxurious principal bedroom served by a large, private bathroom complete with a walk in shower and free-standing bath tub. The Second Bedroom is located on the Lower Ground Floor complete with a newly refurbished, modern en-suite bathroom with under floor heating. Hidden away on the Second Floor, you'll find the Loft spanning the full length of the house, the perfect space for a Third Bedroom, Dressing Room, or simply for additional storage.



Second Bedroom



Principal Bathroom



GARDEN

One of the show stopping features of this stunning home is the rear Garden, oozing with character and charm and plenty of space to entertain in the Spring/Summer months. The garden all benefits from a Patio heater, watering system and a retractable awning. You'll also find the entrance to a private Study/Office complete with a stunning outlook onto the Garden.



Garden



Garden



Office/Study



Office/Study



Landing

ADDITIONAL FEATURES

FLOOR PLANS & ETC

APPROXIMATE GROSS INTERNAL AREA

1340 sq ft / 124 sq m

OFFICE

57 sq ft / 5.3 sq m

TOTAL

1397 sq ft / 129.8 sq m
(Excluding Store/Voids)

GARDEN

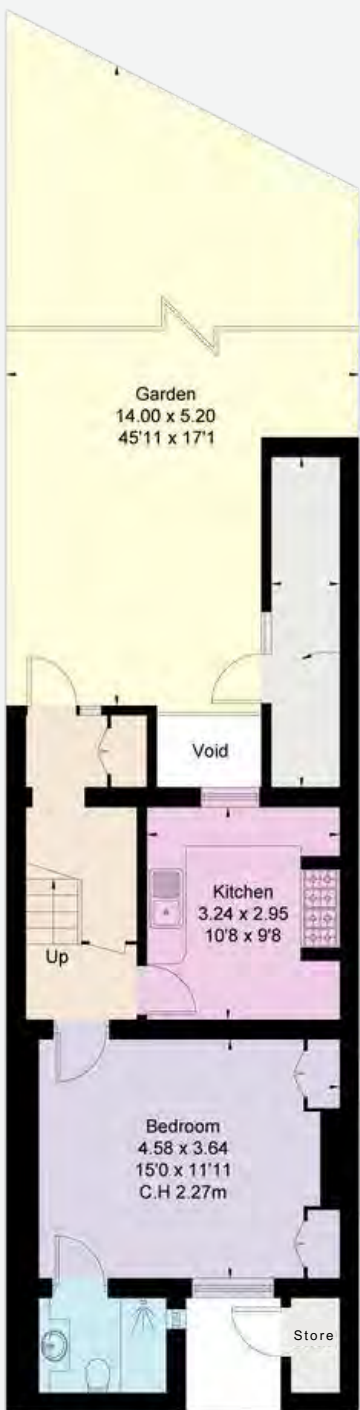
765 sq ft / 71.07 sq m

EPC RATING

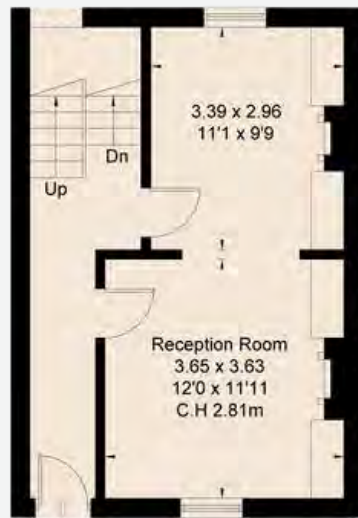
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Certificate No.

0500-1668-0622-4309-3743



Study/Office



Raised Ground Floor



First Floor



Second Floor

Lower Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #65997

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.

Graham Terrace 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

0.3 miles

KINGS ROAD

0.5 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 March 2024

GET IN TOUCH

CONTACT INFORMATION

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