



EBURY SQUARE,  
BELGRAVIA, SW1W

40 Eaton Terrace  
Belgravia, London  
SW1W 8TS

E: [sales@wellbelove-quested.com](mailto:sales@wellbelove-quested.com)  
P: 020 7881 0880

# EBURY SQUARE SW1W

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# HOME FEATURES & SPECIFICATIONS

An impressive 2 bedroom apartment of 1,689 square feet located on the Third Floor of the prestigious Ebury Square development in the heart of Belgravia, moments from the renowned Sloane Square.

Ebury Square is an exceptional development. The apartment offers a 24-hour concierge, underground parking, and a private gym. Designed by Squire & Partners Architects and Martin Goddard Interiors, Ebury Street has historical significance as Mozart's former residence. Ideal as a pied-à-terre, home, or investment in London's prime residential area.

**2 DOUBLE BEDROOMS**  
**EN SUITE BATHROOM**  
**EN SUITE SHOWER ROOM**  
**GUEST WC**  
**RECEPTION ROOM**  
**KITCHEN**  
**BALCONY**  
**24 HOUR CONCIERGE**  
**RESIDENTS' GYM**  
**SEPARATE RESIDENTS' SAUNA & STEAM ROOMS**  
**SECURE UNDERGROUND PARKING SPACE**  
**AIR CONDITIONING**

**GUIDE PRICE**  
£4,300,000 STC

**TENURE**  
Leasehold  
(Approximately 986 years remaining)

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX**  
Band H

**SERVICE CHARGE**  
Approx £20,000 per annum

# KITCHEN & RECEPTION

The apartment has been interior designed to a very high standard with luxury fixtures and fittings throughout. There are two generous bedroom suites, a large open reception/dining room and a modern fully fitted Kitchen with integrated Gaggenau Hob and Miele appliances throughout.

With over 13 metres of entertaining space, the apartment offers an uninterrupted flow of space from the Kitchen, through the living room to a private balcony benefitting from floor to ceiling French windows and stunning views over the landscaped courtyard.









# BEDROOMS & BATHROOMS



Second Bedroom





Principal Bedroom



Entrance Hall



Second Bedroom En-Suite



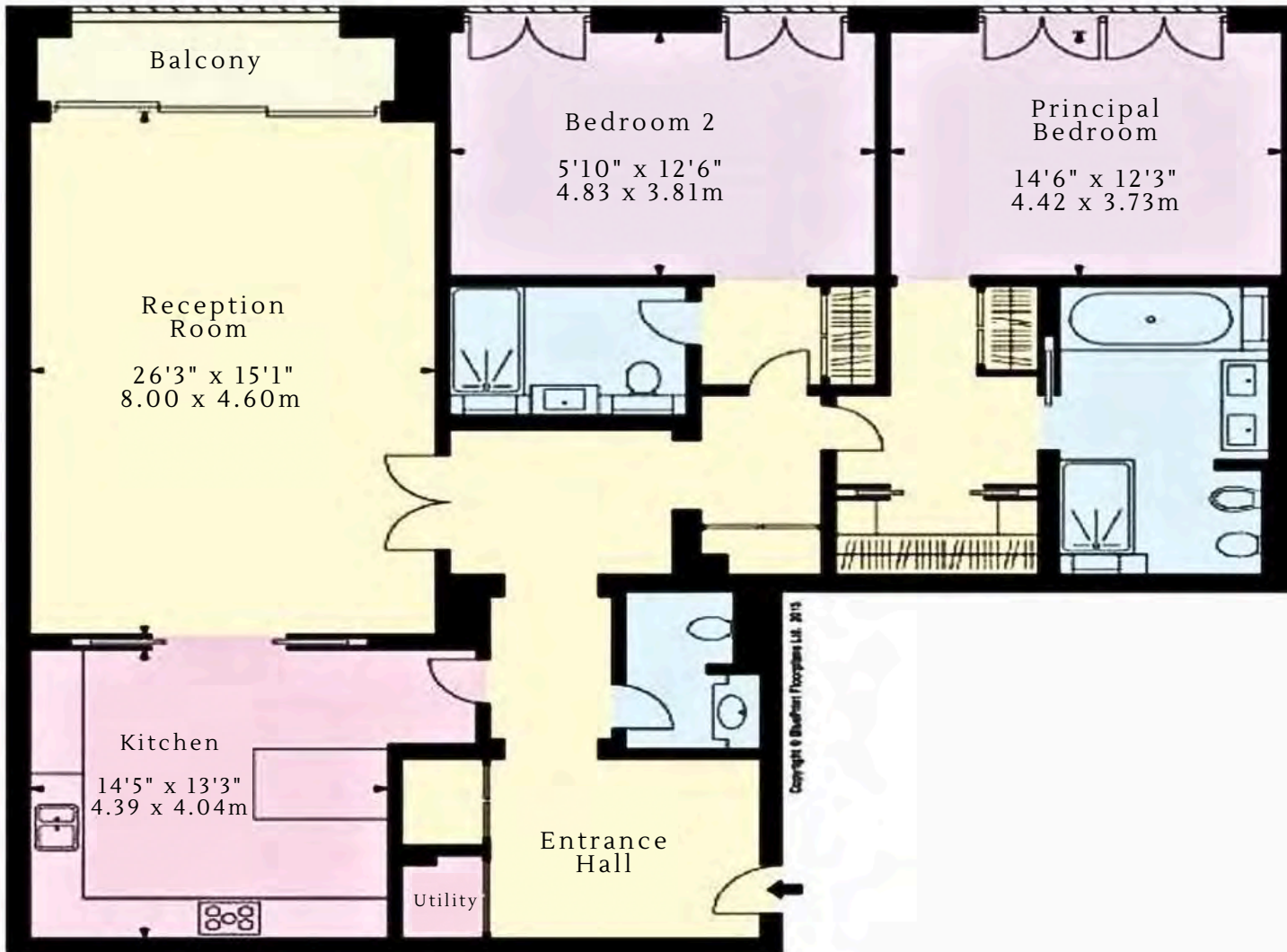


Principal Bathroom En-Suite



# FLOOR PLANS & EPC

Third Floor (with Lift Access)



**TOTAL APPROXIMATE GROSS INTERNAL AREA**

1,689 sq ft / 156 sq m

**EPC RATING**

B

Certificate No.

9828-3887-7600-9104-9371

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

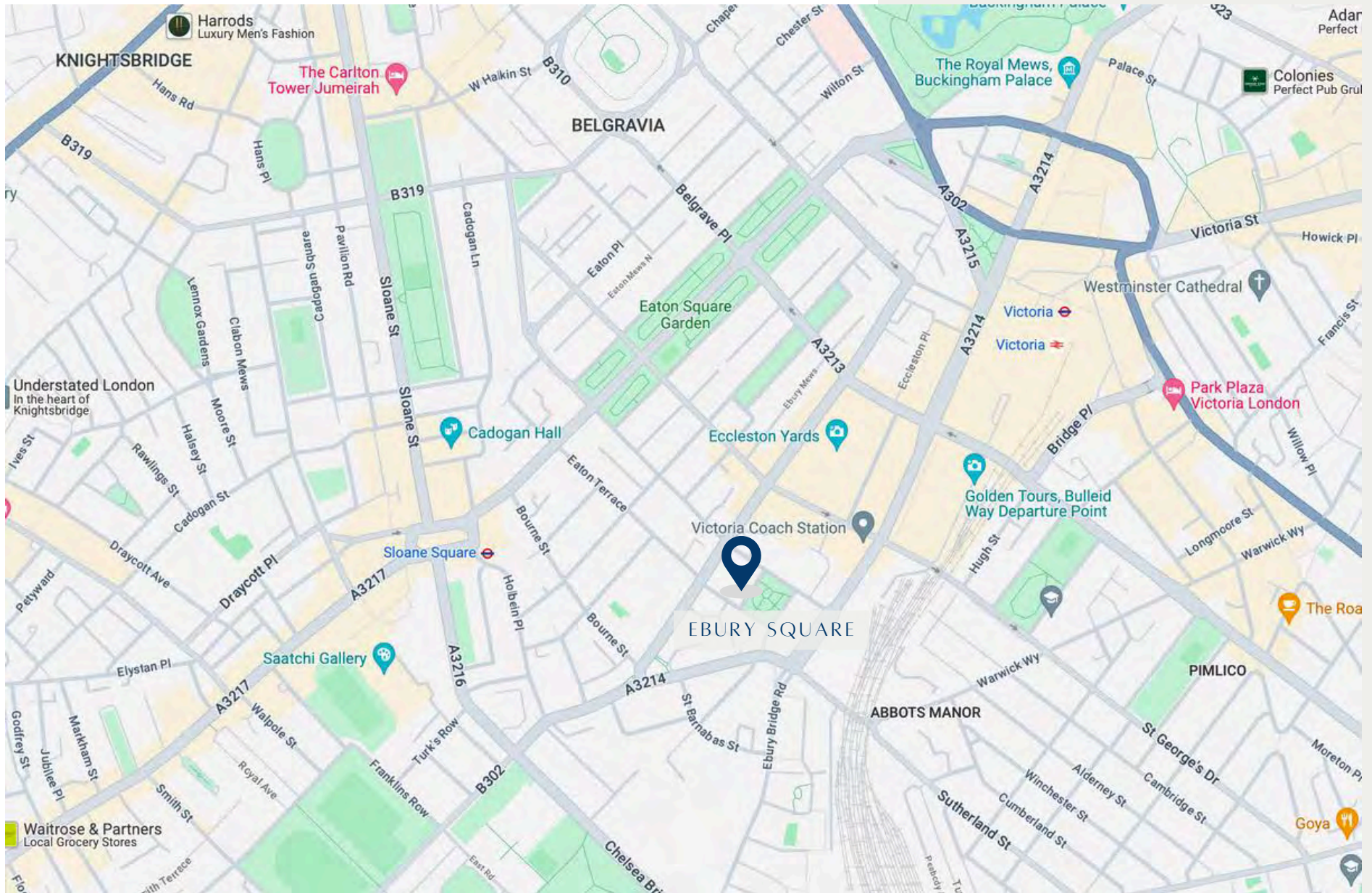
**VIDEO TOUR**

<https://vimeo.com/956550969/25alf22d7e?share=copy>

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



# LOCATION & MAP





# 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.

Ebury Square 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

250 yards

### 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 August 2024

## GET IN TOUCH

### CONTACT INFORMATION

E: SALES@WELLBELOVE-QUESTED.COM

P: 020 7881 0880

40 EATON TERRACE, BELGRAVIA, LONDON, SW1W 8TS

#### GRANT WELLBELOVE · DIRECTOR

E: GRANT@WELLBELOVE-QUESTED.COM  
M: 07595116210

#### ANDREW QUESTED · DIRECTOR

E: ANDREW@WELLBELOVE-QUESTED.COM  
M: 07595116211

#### ELLEN MEEKIN · SALES & LETTINGS NEGOTIATOR

E: ELLEN@WELLBELOVE-QUESTED.COM  
M: 07719039888



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