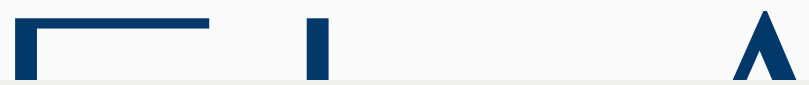


RANELAGH GROVE,  
BELGRAVIA, SW1W

RAN

GRO

SW1



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# HOME FEATURES & SPECIFICATIONS

This attractive, 3 Bedroom family terraced house on Ranelagh Grove is situated on a quiet street in the heart of South Belgravia and is only a stone's throw away from the array of shops and restaurants of the Chelsea Barracks, Pimlico Road, Sloane Square and Elizabeth Street.

**SPACIOUS ENTRY HALLWAY**

**FULLY FITTED  
KITCHEN/BREAKFAST ROOM**

**RECEPTION ROOM LEADING  
ONTO A BALCONY**

**PRINCIPAL BEDROOM WITH  
EN SUITE BATHROOM**

**SECOND BEDROOM WITH  
EN SUITE SHOWER ROOM**

**THIRD BEDROOM WITH EN  
SUITE SHOWER ROOM**

**LARGE TERRACE LEADING  
ONTO THE GARDEN**

**GUEST CLOAKROOM**

**GARAGE**

**PRICE**

£2,000pw

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX**

Band H

**FURNISHINGS**

Unfurnished

**AVAILABLE AUGUST  
2024**



## KITCHEN & RECEPTION

The open plan Kitchen/Breakfast Room creates a perfect environment for entertaining as well as family dining, leading out into a large private garden.

The property has a spacious first floor reception room with access to a large balcony overlooking the garden, letting in plenty of natural light throughout the day.



Kitchen/Breakfast Room



First Floor Reception Room

# BEDROOMS & BATHROOMS

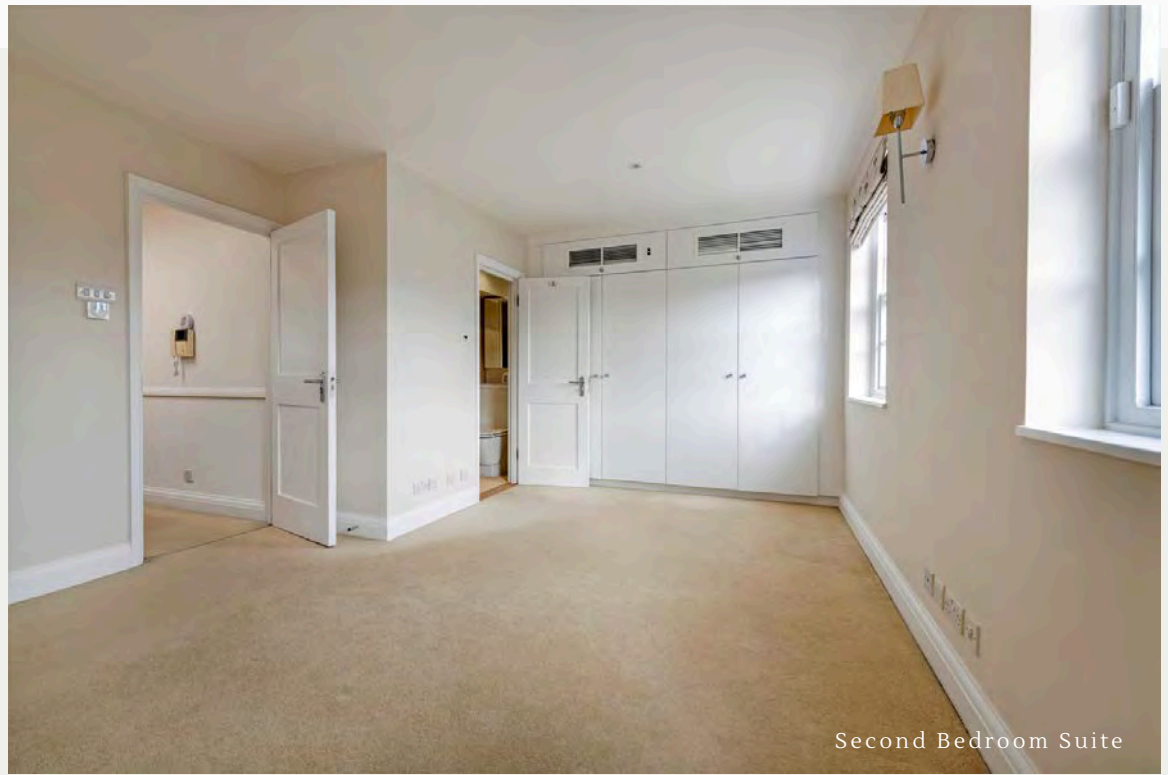
Three large Double Bedrooms occupy the First and Second floors, each complete with en suite bathrooms and ample fitted storage space.



Principal Bedroom Suite



Third En Suite



Second Bedroom Suite



Principal En Suite



Third Bedroom Suite



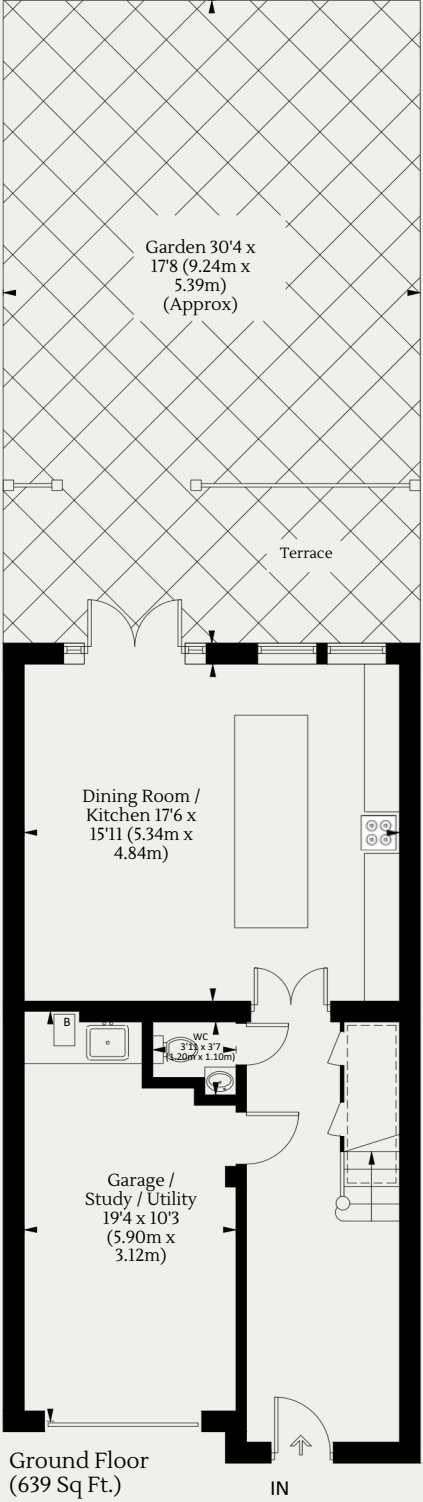
Balcony



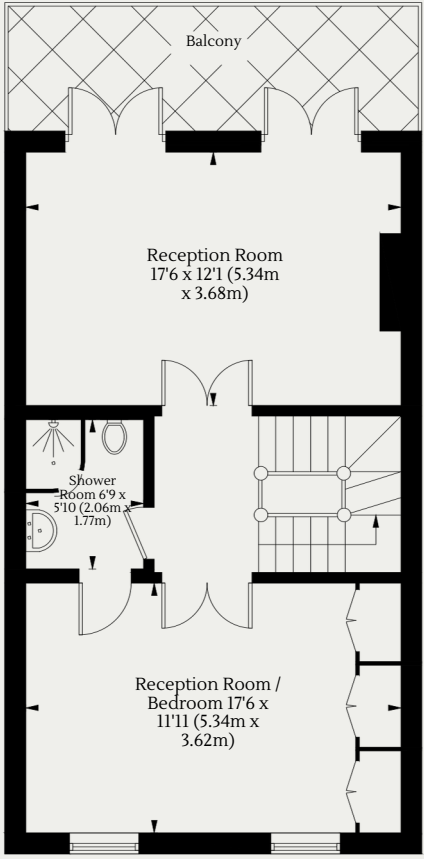


Terrace & Garden

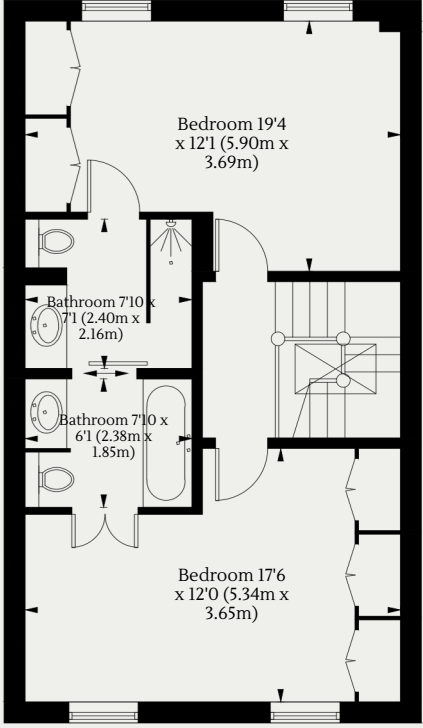
# FLOOR PLANS & EPC



= Reduced headroom below 1.5m / 5'0



First Floor (574 Sq Ft.)



Top Floor (569 Sq Ft.)

**TOTAL APPROXIMATE GROSS INTERNAL AREA**  
1,782 sq ft / 165.7 sq m

**EPC RATING**

C

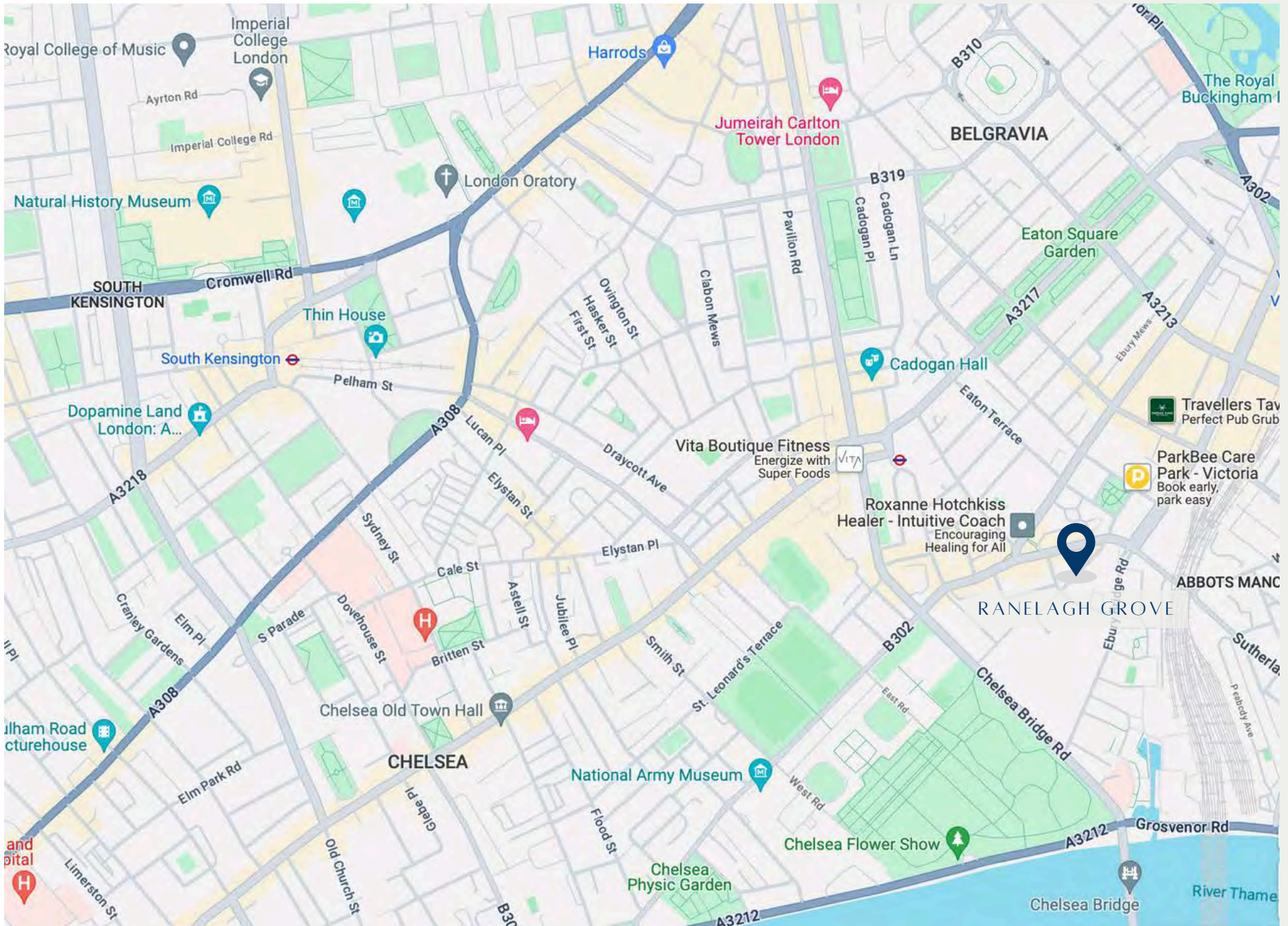
Certificate No.

0190-2677-7020-2222-8251

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID550288)

# 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 Pimlico Road and Elizabeth Street, known for their charming village atmospheres, 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.

Ranelagh Grove 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

### THE CAMPANER

1 Garrison Square,  
SW1W 8BG

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### HUNAN

51 Pimlico Rd,  
SW1W 8NE

## GROCERIES

### DAYLESFORD ORGANIC

44B Pimlico Rd,  
SW1W 8LP

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### WAITROSE

27 Motcomb St  
SW1X 8GG

## CAFES & BAKERIES

### TOM TOM

114 Ebury St,  
SW1W 9QD

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### POILANE

46 Elizabeth St,  
SW1W 9PA

## SCHOOLS

### EATON HOUSE

3-5 Eaton Gate,  
SW1W 9BA

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### FRANCIS HOLLAND

39 Graham Terrace  
SW1W 8JF

## SHOPPING

### PIMLICO ROAD

150 yards

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### ELIZABETH STREET

280 yards

## TRANSPORT LINKS

### VICTORIA STATION

Train links to Gatwick,  
Heathrow, the Southwest  
and Brighton. District &  
Circle and Victoria lines

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### SLOANE SQUARE

District & Circle Lines



Details Prepared July 2024

## GET IN TOUCH

### CONTACT INFORMATION

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