

Wilton Street

BELGRAVIA SW1X



A Grade II listed Georgian townhouse in the heart of Belgravia, with the potential to improve and extend.





Situated in the Belgravia Conservation Area, this mid-terrace property has been in the same family ownership for over forty years. This charming south-facing house is positioned on the north side of the terrace of this quiet residential street.

ACCOMMODATION

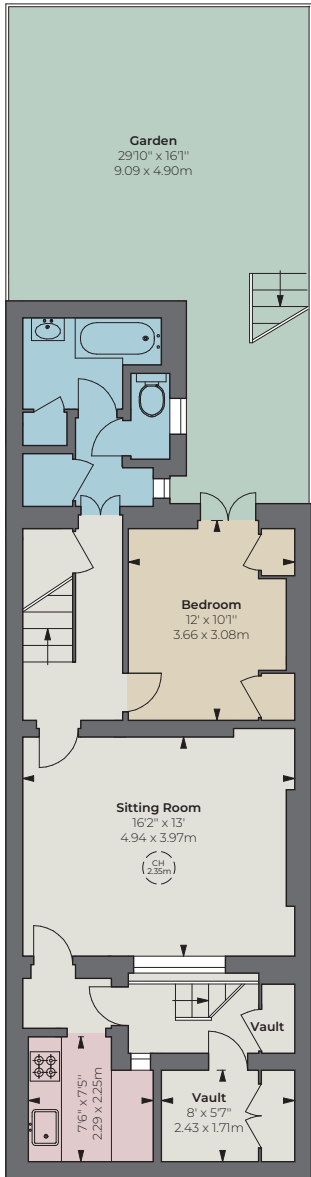
- Kitchen
- Double reception room
- Dining room
- Principal bedroom suite
- Three further bedrooms
- Two bathrooms
- Shower
- Two kitchenettes
- Guest toilet
- Study
- Second-floor terrace
- Garden
- Loft space
- Under-pavement vault



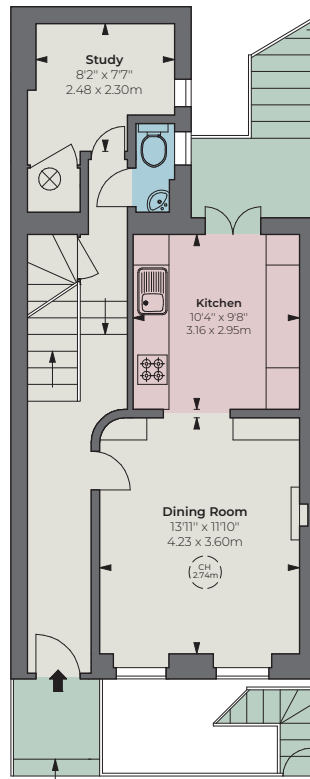
The large patio garden is accessed at the ground and lower ground floors and this ideal outside space is complimented by access to Belgrave Square gardens (by separate arrangement).



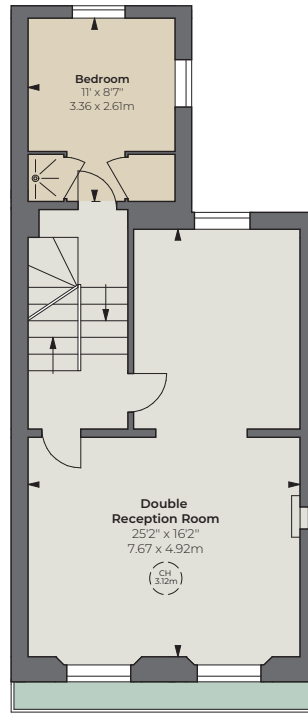
Subject to planning permission and listed building approval, there is an opportunity to add significant square footage to enhance the property's layout. Additional square footage could potentially be added with the creation of a mansard roof, a rear extension on the lower ground floor as well as additions on the closet wing.



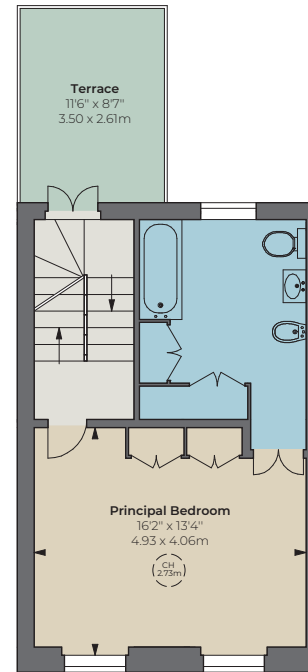
Lower Ground Floor



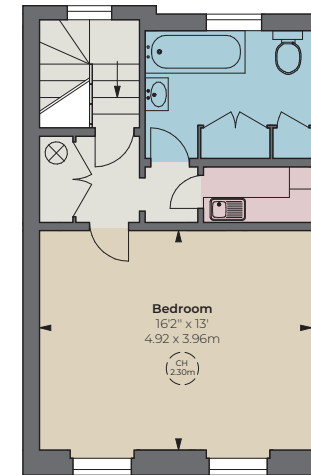
Ground Floor



First Floor



Second Floor



Third Floor



Approximate Gross Internal Area*

2,440 sq ft / 226.68 sq m excluding vault

Approximate Vault Area*

54 sq ft / 5.1 sq m

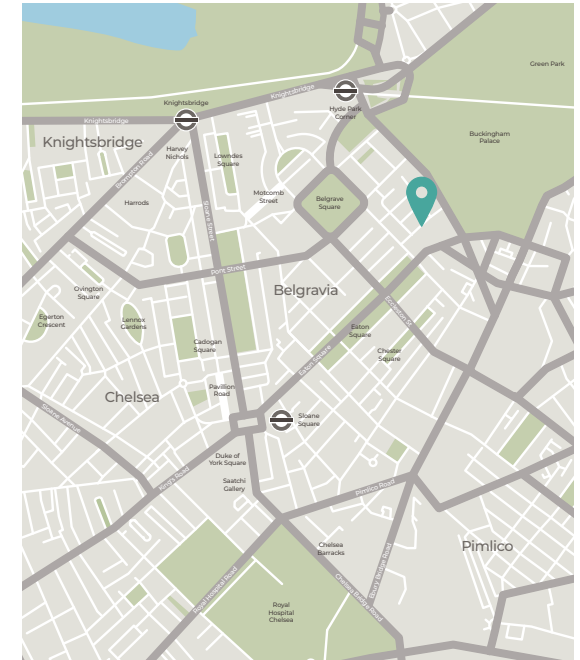
Total Approximate Gross Internal Area*

2,494 sq ft / 231.78 sq m

CH: Ceiling height

*Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

© Alex Winship Photography Ltd.



TERMS

Tenure

Freehold

Guide Price

£3,950,000

Local Authority

City of Westminster

EPC

Rating D

Overstrand
PROPERTIES

50 Sloane Avenue, London SW3 3DD
+44 20 7404 9442

sales@overstrand.properties
overstrand.properties

Overstrand Properties and their clients are not responsible for any of the statements in this document, they must not be relied upon as statements of fact. All measurements, areas and distances given are approximate. This document does not form part of any offer or contract. Overstrand Properties have not tested any of the services, appliances and fittings nor has the property been surveyed. It should not be assumed that the property has all necessary building permits or other consents. Particulars produced November 2024, photographs taken December 2024. Overstrand Properties is the trading name of Middleton Advisors Corporate Limited. Middleton Advisors Corporate Limited is registered as a limited company in England and Wales, registered number 07382345. Registered office 22 Baker Street, London W1U 3BW. A list of directors is available for inspection at the registered office. 04/03/25 OVERS-241206C-05-MS

THE
BROCHURE
ALEX
WINSHIP