



84

83a

CHESTER SQUARE  
BELGRAVIA, SW1W

GRANT J BATES  
— PROPERTY —



## A newly built Belgravia townhouse sat behind a period facade

GJB

### Chester Square, Belgravia, SW1W

#### Freehold

- Garden Square
- Turnkey
- Four Bedrooms
- Four Bathrooms
- Option for Gym & Sauna
- Media Room
- Lift
- Marble Bathrooms
- Staff Entrance
- Build Guarantee

#### Description

Behind a classical stucco façade on one of Belgravia's most exclusive garden squares lies this newly built, three-window-wide freehold townhouse. Though traditional in appearance, it conceals an exceptionally refined, design-led interior spanning approx. 3,310 sq ft over four floors, with four bedrooms and four bathrooms. Reconstructed entirely behind its period front, the home blends timeless architecture with cutting-edge technology and luxurious materials. A bespoke glazed lift serves the main floors, and a 10-year structural warranty adds rare peace of mind for this style of residence.

Grant J Bates

Director

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The marble-floored entrance hall leads into a grand formal reception room with integrated entertainment wall, marble cocktail bar, and striking Royal Albert Hall-etched glass feature that brings light through the central stairwell. Automated doors open to a private, landscaped courtyard garden. A hidden guest WC, rear mews access, and discreet staff stair to the utility level allow seamless service access.

The adjoining study, separated by a gold-mesh glass panel, transitions from light-filtering to blackout for privacy. Below, the lower-ground floor hosts a Clive Christian kitchen with Miele appliances, Teppanyaki grill, and formal dining area. A media/family room (or fourth bedroom), utility room, plant room, and optional gym/sauna complete this level.

On the first floor, two double bedrooms enjoy bespoke dressing areas and opulent marble en-suites with Toto smart toilets and Aquavision TVs. The top floor is devoted to the principal suite, featuring a steam shower, deep marble bath, and infrastructure in place for a future roof terrace or mansard, subject to consents.







Throughout, bespoke finishes—Arte wallpapers, silk carpets, timber flooring—and advanced systems ensure ease of living. Underfloor heating, air conditioning, Control4 smart home automation, and Lutron lighting all integrate seamlessly. The etched-glass staircase serves as a glowing architectural spine through every level.

### Situation

Located in Chester Square, one of Belgravia's most prestigious Georgian garden squares, 83A enjoys an enviable central London address. With origins dating to the 1830s, the square has been home to notable residents such as Mary Shelley and Margaret Thatcher. The townhouse offers private keyholder access to the square's beautifully maintained residents' gardens—an exceptional sanctuary in the heart of the city.

Nearby, the boutiques of Elizabeth Street, restaurants of Motcomb Street, and luxury shops of Knightsbridge offer a vibrant yet refined lifestyle. Sloane Square and Victoria stations are just moments away, providing excellent connectivity across London and direct access to Gatwick Airport.



Families benefit from proximity to some of London's best independent and international schools, including Eaton House, Francis Holland, Garden House, and Hill House. Green spaces such as Hyde Park and Green Park are also within easy reach, offering further respite from urban life.




This freehold property is offered chain-free and comes with the rare advantage of access to Chester Square itself—a truly unmatched opportunity in central London.

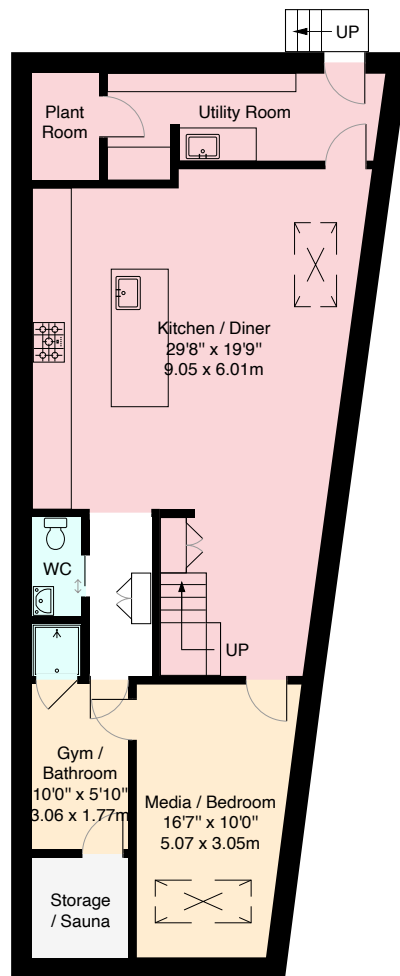
**Additional Information**

**Local Authority:** Westminster  
**Council Tax Band:** TBC  
**EPC Rating:** TBC

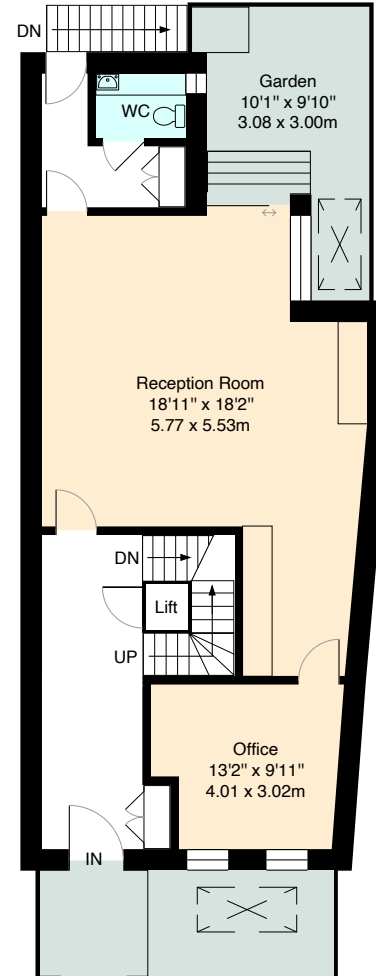


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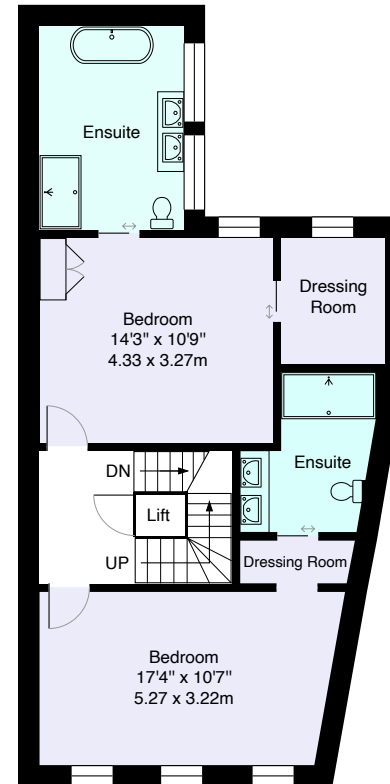
   



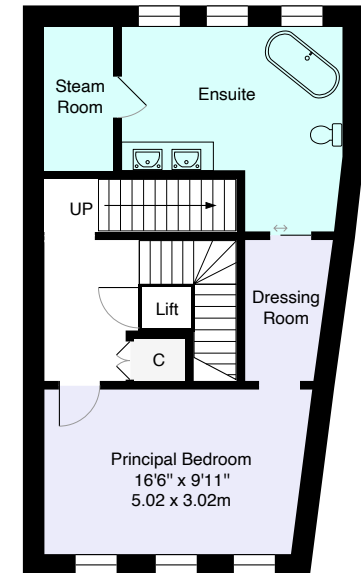
Lower Ground Floor



Ground Floor



First Floor



Second Floor



## Chester Square

Approximate Gross Internal Area = 3310 sq ft / 307.5 sq m

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.