



KINNERTON STREET

BELGRAVIA



An immaculate  
newly developed  
home in a prestigious  
Belgravia location  
close to Motcomb  
Street and all the  
amenities Knightsbridge  
has to offer.





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This beautifully designed house in the heart of Belgravia has been newly developed and extends to circa 1,606 sq ft. Designed with the highest of modern standards, the property offers flexible living space across four floors, including three-bedroom suites and the additional benefits of outside space and secure parking.

The house offers a first-floor open-plan living space with kitchen, dining, and formal sitting area. The principal bedroom suite occupies the entire second floor, whilst two further bedroom suites are located at ground and lower ground. There are terraces located on both the lower ground and first floor levels, a media room at lower ground and garage at ground floor. The property is air conditioned throughout and includes state-of-the-art home automation technology with programmable Lutron lighting.

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Kinnerton Street is a quiet Belgravia enclave, tucked behind the renowned address of Wilton Crescent. It runs perpendicular to Motcomb Street, which following its recent regeneration now enjoys numerous boutique shops, bars and restaurants creating a vibrant, yet quaint village atmosphere, unique to city living.

The property is well-positioned for the world-class amenities of Knightsbridge, Belgravia and Mayfair including: Harrods and Harvey Nichols; and world-renowned hotels including the Berkeley, The Mandarin Oriental, and the Jumeirah Carlton Tower.

Victoria Station is less than a mile away and the Piccadilly Line is a short distance via Hyde Park Corner (0.3 miles) and Knightsbridge (0.4 miles) stations.



































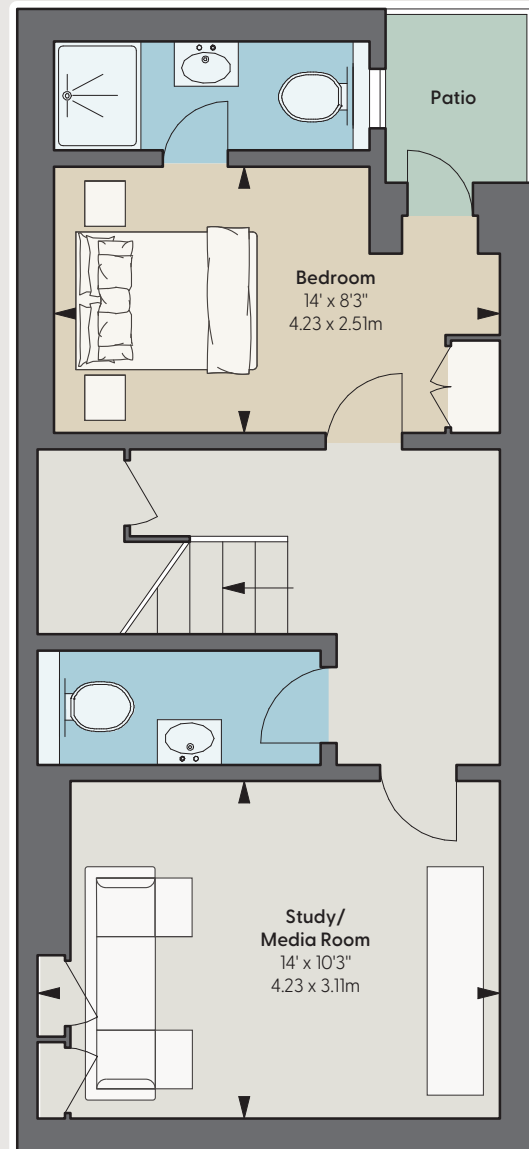
Energy Efficiency Rating		Current	Potential
92-100	A	81	88
89-91	B		
85-88	C		
82-84	D		
78-81	E		
74-77	F		
1-73	G		

England & Wales

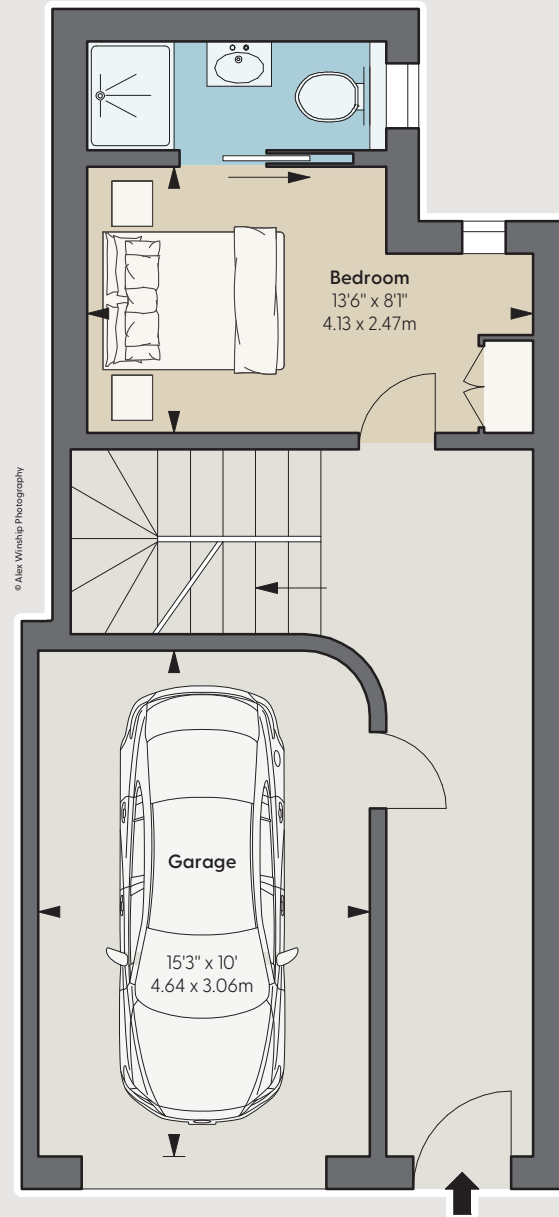


APPROXIMATE GROSS  
INTERNAL AREA  
**1,606 SQ FT**  
**149.20 SQ M**

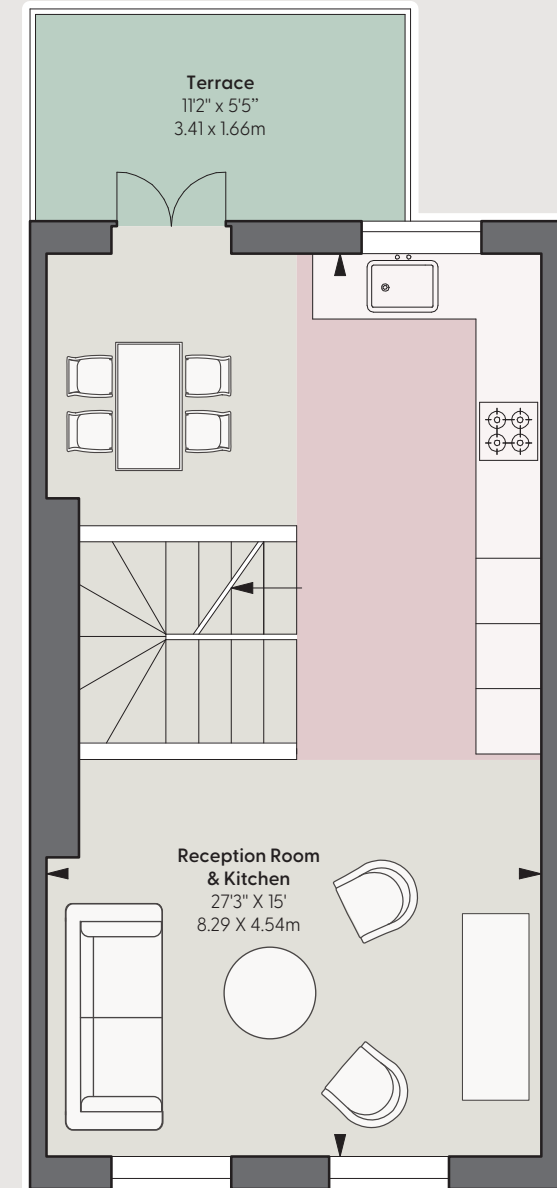
Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



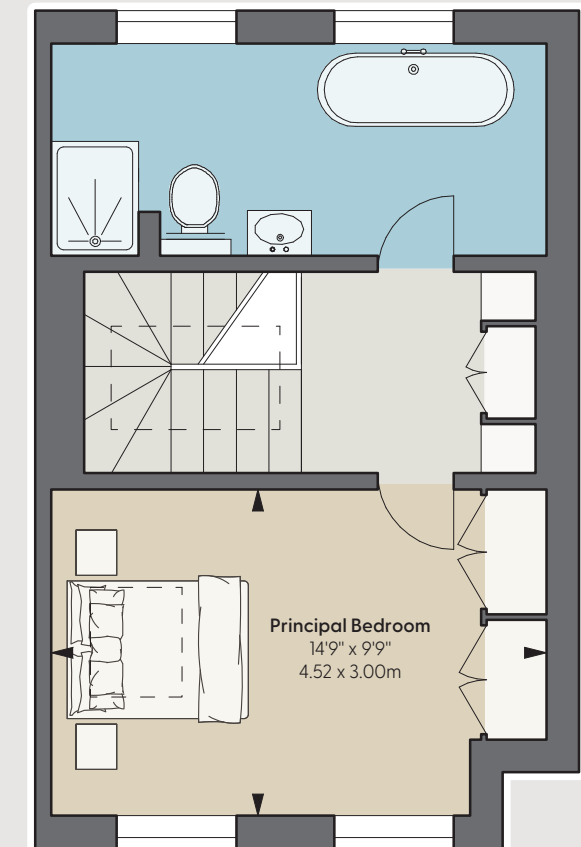
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## SPECIFICATION

### Joinery

- Bespoke fitted joinery throughout
- Bespoke kitchen with polished marble counter tops and splashbacks and grade A integrated appliances

### Wall Finishes

- Wallpapering to principal areas, including entrance hallway, bedrooms, media room and formal reception room

### Floor Finishes

- Prime oak oiled timber floors to landings and first floor living space

- Tiled floors at ground floor entrance
- Carpeting to all bedrooms and media room

### Comfort Cooling

- Concealed comfort cooling to principal bedroom and first floor entertaining space

### Bathrooms

- Tiling and marbling to bathroom walls and floor, with underfloor heating

### Utility Store

- Grade A washer and dryer

### Media Room

- Acoustic surround sound speakers

### Audio Visual & Services

- Programmable Lutron lighting
- CAT 6 cable infrastructure

### Security

- Video Entryphone
- Grade 2 certified Intruder Alarm System
- Fire alarm

## TERMS

Tenure Freehold

Guide Price £3,650,000

Local Authority

Westminster City

Council Tax Band H

A project by

**FAIRWAY**  
CAPITAL

21-23 Ives Street  
London SW3 2ND  
+44 (0) 20 7871 3612  
fairwaycapital.com

Viewing by appointment only with



139 Sloane Street  
London SW1X 9AY  
+44 (0) 20 7730 0822  
savills.co.uk

**CHESTERTONS**

31 Lowndes Street  
London SW1X 9HX  
+44 (0) 20 7235 8090  
chestertons.co.uk

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A decorative flourish consisting of two curved lines that meet at a central point, resembling a stylized wing or a bridge.