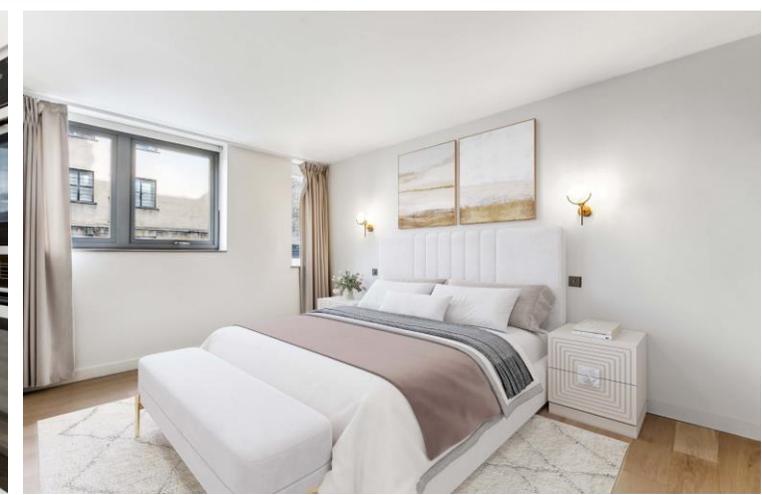
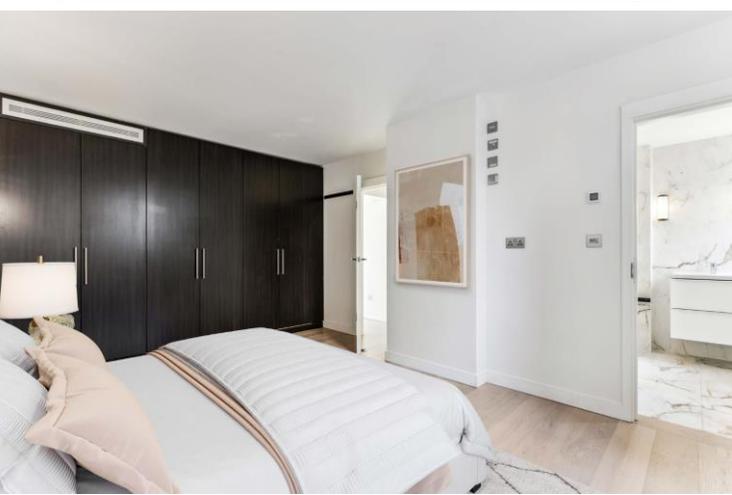




Bolebec House  
Lowndes Street, SW1X

CHESTERTONS





A spacious second floor flat in this extremely well run modern building on the edge of Motcomb Village. The apartment has been modernised and re-arranged creating a 30' (9.23m) double reception room.

The apartment benefits from a balcony, air cooling, underfloor heating and 24 hour portorage.

Lowndes Street is conveniently located moments from the internationally renowned shops and boutiques on Sloane Street and Brompton Road the recreational facilities of Hyde Park are close by.

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Balcony
- Guest Cloakroom
- Air Cooling

Asking Price £3,250,000

Energy Efficiency Rating		Current	Potential
100-90	A		
81-91	B		
69-80	C		77
55-68	D	53	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Leasehold 959 years 9 months

**Service Charge:** £17936 Period from Jan 2025 to Dec 2025

**Ground Rent:** Peppercorn

**Local Authority:** City of Westminster

**Council Tax Band:** H

*Chestertons Knightsbridge & Belgravia Sales*

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Knightsbridge

London

SW1X 9HX

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# Bolebec House, SW1X

Approximate gross internal area

114.37 sq m / 1231 sq ft

Key :  
CH - Ceiling Height



## Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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