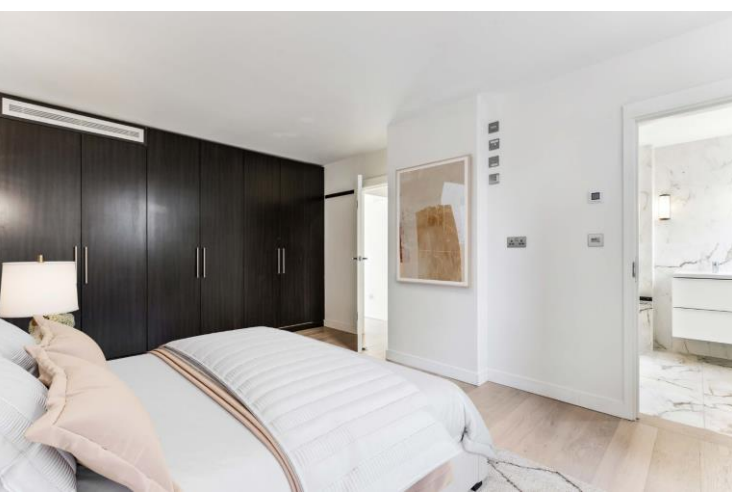




Bolebec House
Lowndes Street, SW1X





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 portage.

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.

NB Please note the photos are CGI generated.

- 2 Bedrooms
- 1 Reception Room
- 2 bath/shower rooms (1 ensuite)
- Balcony
- Guest Cloakroom
- Air Cooling

Asking Price £3,100,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
1-34			

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

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

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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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