



EBURY STREET,

Belgravia SWlW





A BEAUTIFUL DUPLEX APARTMENT

Set over the ground and lower ground floors of this grade II listed Georgian house with herringbone wood floors in the reception room, dining room and bedrooms.



Local Authority: City of Westminster Council Tax band: G Furniture: Furnished Minimum length of tenancy: 12 months Deposit amount: £9,900 Available date: 28/06/2025

Guide price: £1,650 per week

The property has just been immaculately refurbished as part of this stunning new luxury development which comprises ll apartments across four adjoining grade II listed Georgian buildings.

118 -124 Ebury Street is situated in the heart of Grosvenor's 197 acre Belgravia estate, which has been proactively curated for in excess of 300 years establishing it as one of London's most elegant and desirable neighborhoods that celebrates the finest in food, independent fashion and retailers renowned for their world class interior design and craftsmanship. For transport Victoria Station (District, Circle, Victoria, Overground) is 0.4 miles away.







(Including Basement / Loft Room) Approximate Gross Internal Area = $105.5 \, \mathrm{sq} \, \mathrm{m} / 1136 \, \mathrm{sq} \, \mathrm{ft}$

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted to tell you more.

Natasha Efstathiou 020 3907 2194 natasha.efstathiou@knightfrank.com

Belgravia and Westminster Lettings 82 / 83 Chester Square, London, SWIW 9HJ Ellie White 020 7349 4314 ellie.white@knightfrank.com

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information. Please note that the material information above is provided for the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of the property of the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST) and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if n

Particulars dated < ParticularsDates>. Photographs and videos dated < PhotoDate>. All information is correct at the time of going to print. Knight Frank LLP, is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.