



11 Belgravia Mansions

OBARD



# OBBARD

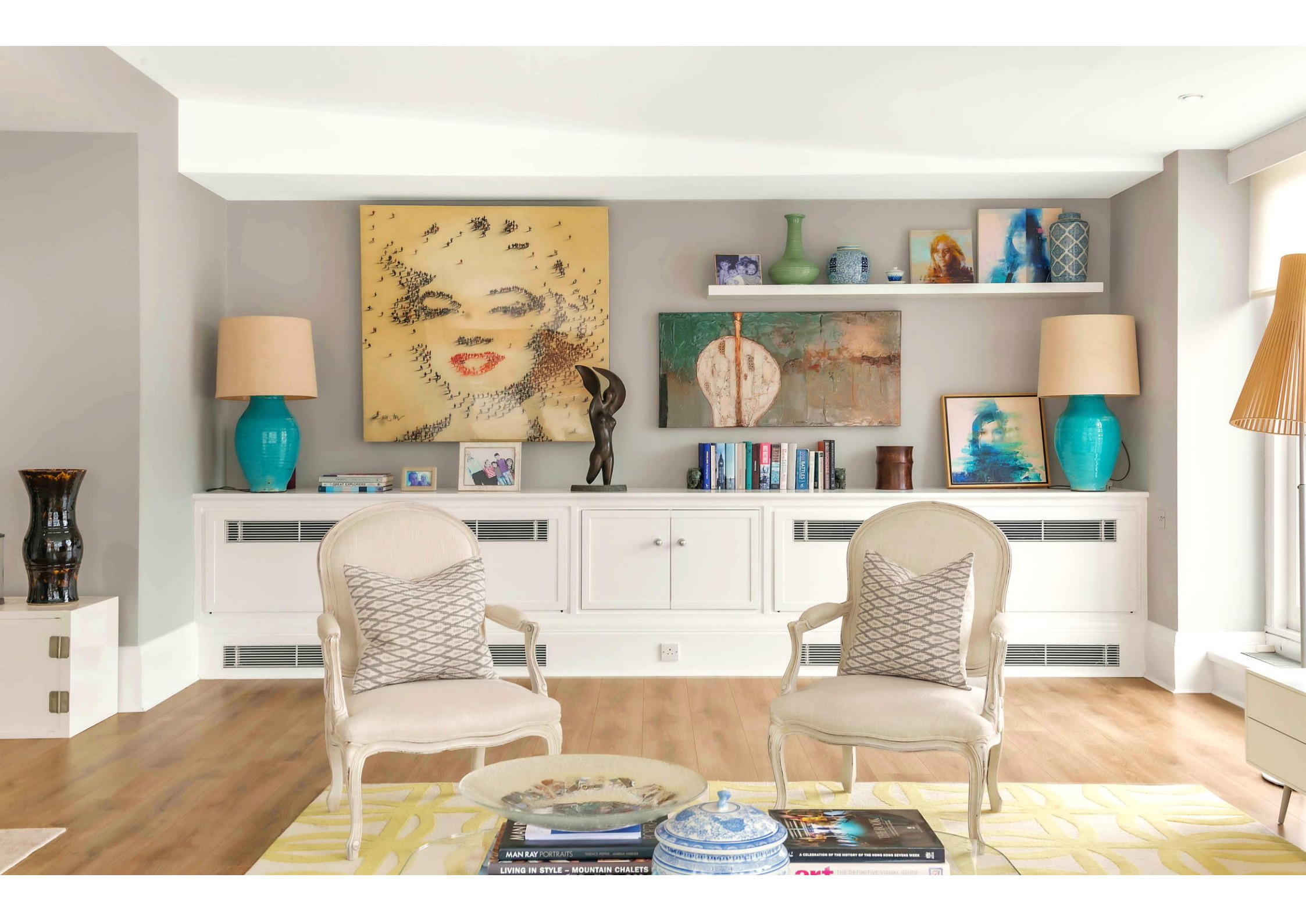
## 11 Belgravia Mansions

This **exceptional three-bedroom** apartment occupies the second and third floors of a **prestigious, contemporary portered** building, moments from the iconic Sloane Square. Offering an abundance of natural light, the property combines modern luxury with practicality, complete with a Share of the Freehold.

The apartment features a spacious, **open-plan layout** with stylish finishes throughout. Enjoy the convenience of private underground parking, and a beautifully appointed roof terrace – the **perfect** space for outdoor relaxation or entertaining.

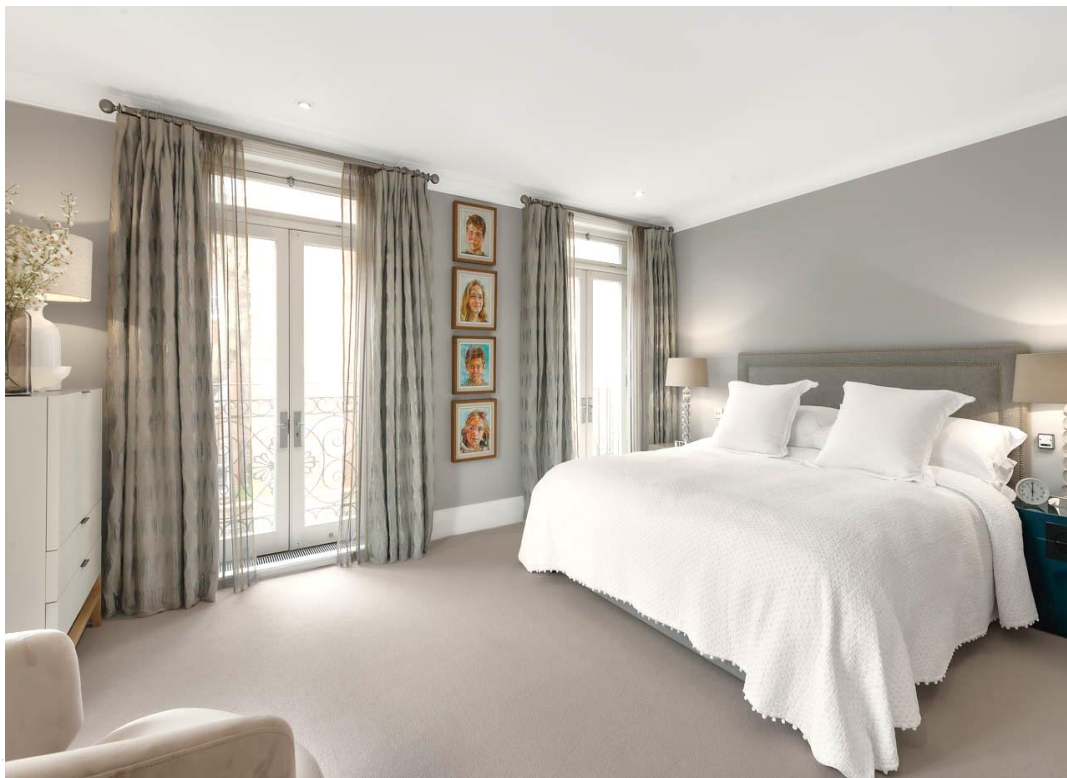
Nestled on the sought-after Holbein Place, the apartment lies on the borders of Belgravia and Sloane Square, a **prime location** renowned for its **vibrant atmosphere** and convenient transport links.

- Private underground parking
- Beautiful private roof terrace
  - 24- hour porter
- Large open plan living space











APPROXIMATE GROSS  
INTERNAL AREA  
**1,824sq ft**  
**169.53sq m**

**GUIDE PRICE**

**TENURE**  
Leasehold plus Share of Freehold

**GROUND RENT**  
Peppercorn

**SERVICE CHARGE**  
£13,975 pa

**LOCAL AUTHORITY**  
The Royal Borough of  
Kensington and Chelsea

**COUNCIL TAX H**

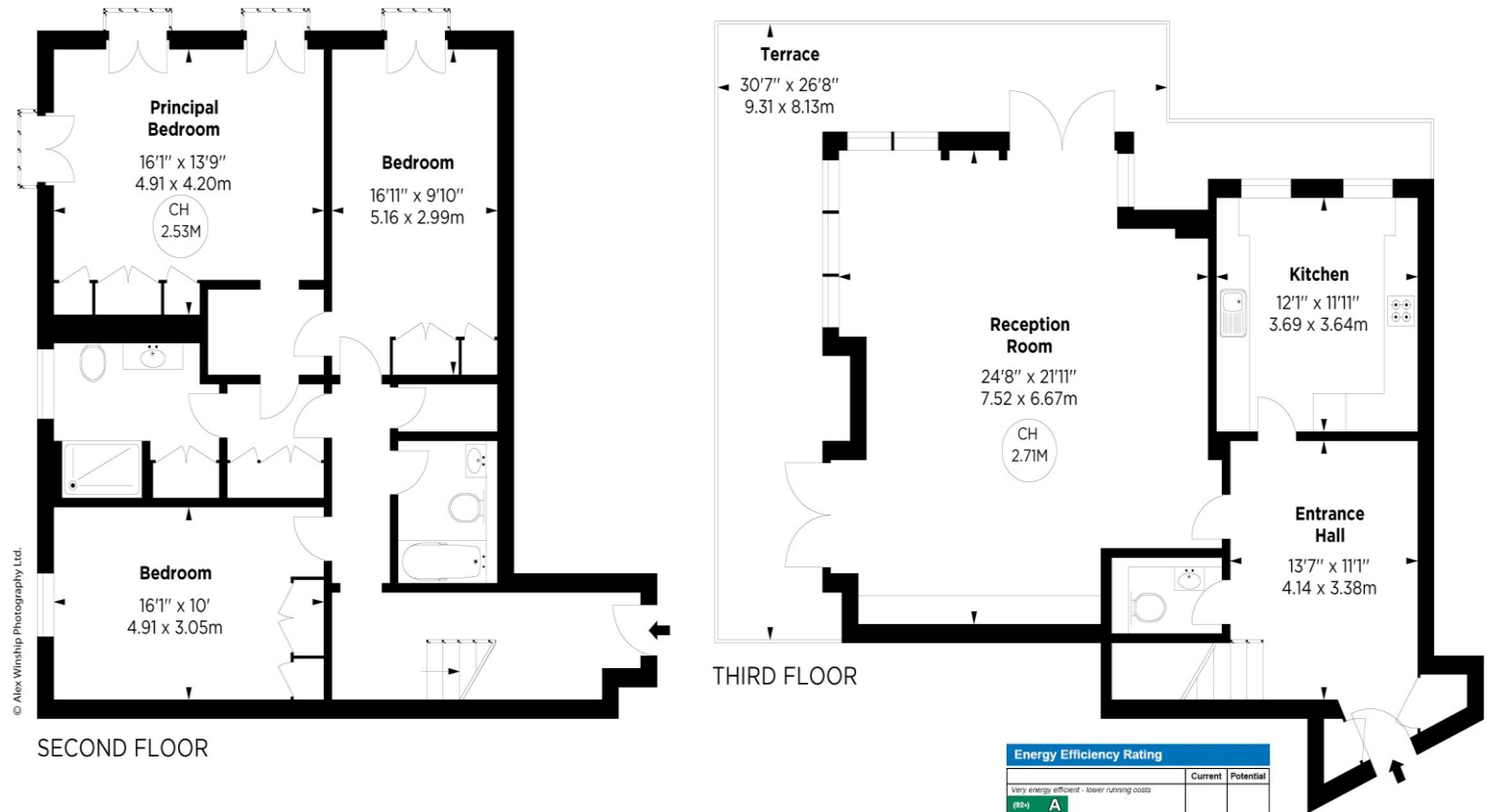
# Belgravia Mansions, SW1

APPROX. GROSS INTERNAL AREA \*  
1824 Sq Ft - 169.53 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Key :  
CH - Ceiling Height



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SECOND FLOOR

THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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