



LYGON PLACE

BELGRAVIA SW1



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### AN IMMACULATE GRADE II LISTED TOWNHOUSE IN BELGRAVIA

- Two secure underground parking spaces
- Private garden
- Cinema room
- Lift
- Porter

Well-presented and immaculately maintained, this property benefits from wood floors, three reception rooms, lift access, concierge and security, two secure underground parking spaces, air-cooling and Crestron systems. Located in this exclusive Belgravia enclave, the house is set behind security gates with a porter's lodge.



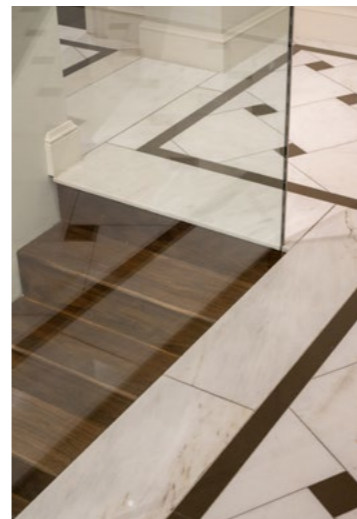
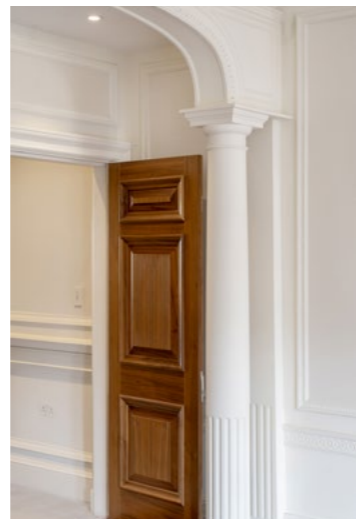
## LOCATION

Desirably located in a prime position in Belgravia, from an array of luxurious restaurants, cafes, cultural hotspots, and unforgettable central London sights close by. Sloane Square is 0.8 miles away and Victoria Station is 0.3 miles away offering excellent transport links.

## ACCOMMODATION

- Entrance hall
- Drawing room
- Dining room
- Study/library
- Cinema room
- Principal bedroom with en-suite and two dressing areas
- Five further bedrooms with en-suites
- Staff bedroom with shower room and kitchenette
- Two guest cloakrooms
- Utility room
- Two vaults,
- Two secure underground parking spaces





## TERMS

**Tenure**  
Freehold

**Asking Price**  
£21,500,000

**Local Authority**  
City Westminster

**Council Tax**  
Band H

**APPROXIMATE AREA**

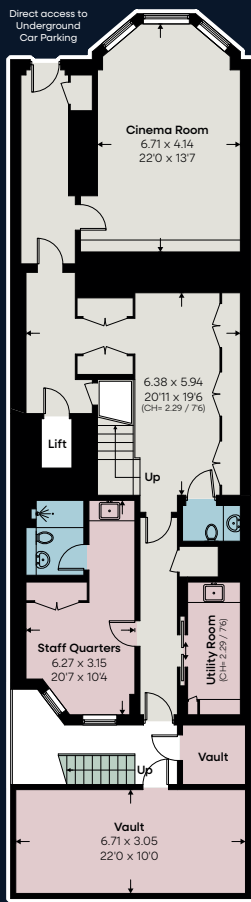
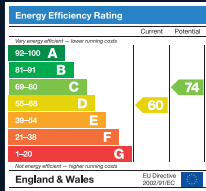
7,692 sq ft / 714.6 sq m  
including lift, excluding void

**OUTBUILDINGS**

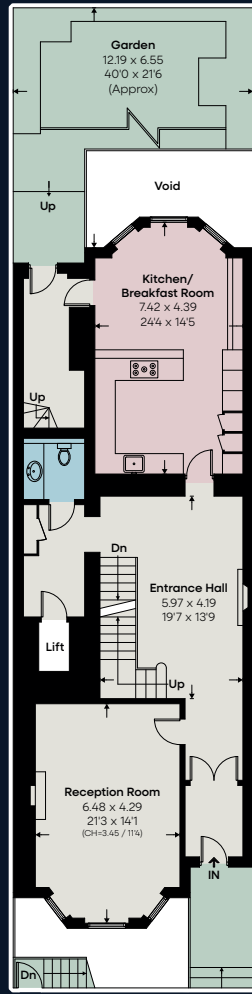
256 sq ft / 23.8 sq m

**TOTAL**

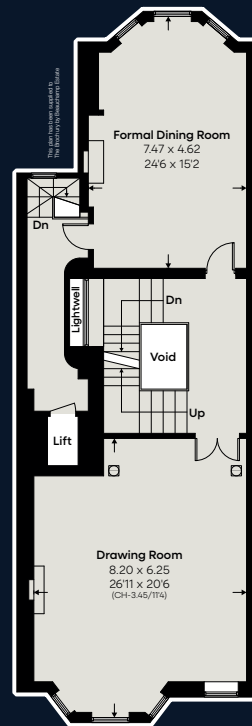
7,948 sq ft / 738.4 sq m  
including limited use area  
9.3 sq m / 100 sq ft



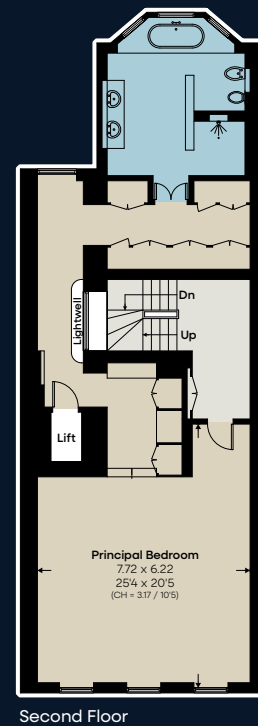
Lower Ground Floor



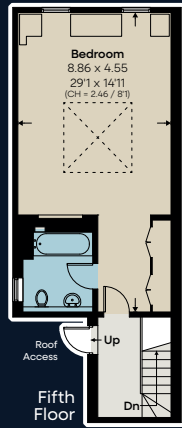
Ground Floor



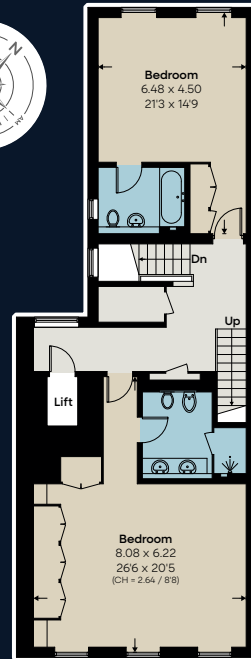
First Floor



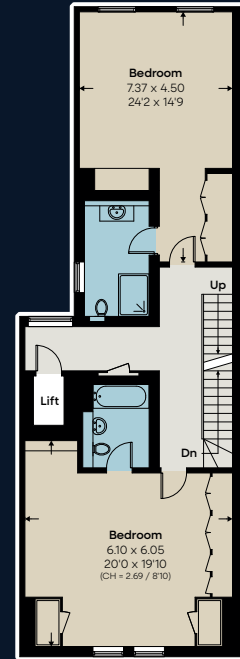
Second Floor



Fifth Floor



Third Floor



Fourth Floor



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