



1 Ebury Square,  
Belgravia, SW1W

Asking Price £9,750,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A beautifully designed second floor apartment within this exclusive newly built development in Belgravia. This immaculately presented apartment features a large principal bedroom with an ensuite bathroom and walk-in wardrobe, three further bedrooms all with ensuite bathrooms, a cloakroom, a separate kitchen and a large open plan living room/reception area. It also boasts a private terrace with views over Ebury Square. The kitchen is fully fitted with top-of-the-range appliances. The property also includes an underground secure parking space. No.1 Ebury Square is a highly regarded portered building offering a first-class 24-hour concierge and security team. Residents in the building also have the benefit of access to the fully equipped private gym on the lower ground level. Ebury Square is ideally located for Sloane Square, Victoria and the wealth of world class amenities on offer in the local area including the boutique shops on Elizabeth Street. Transport links include Victoria Overground (0.5m) and Underground and Sloane Square (0.4m) offering the District and Circle Line underground lines.

3 Bedrooms : Bedroom 4/Study Room : 2 En Suite Bathrooms : 2 En Suite Shower Rooms : Guest WC : Reception Room : Dining Room : Kitchen : Storage in Basement : Residents' Gym : Communal Gardens : Terrace : Parking : 24hr Concierge

## Key Features

- 24 HOUR CONCIERGE
- ELEGANT COMMUNAL AREAS
- SECURE UNDERGROUND PARKING
- BALCONY
- LARGE LATTERAL APARTMENT
- GYM
- LONG LEASE
- VIEWS OVER GARDEN SQUARE

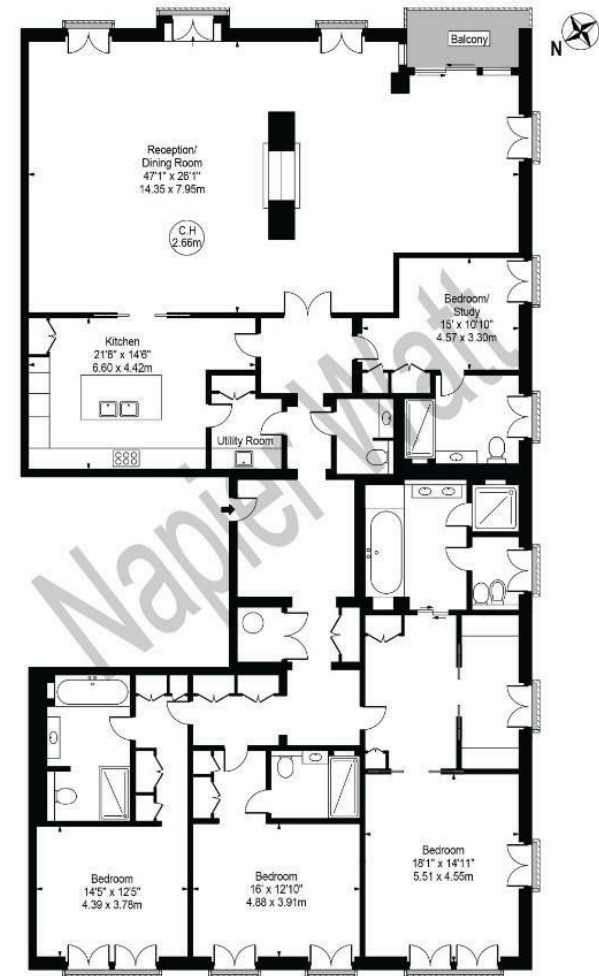
## Terms

Leasehold : 999 years from 1 January 2011

Service Charge £24,032 per half years

## Ebury Square

Approx. Gross Internal Area 3698 Sq Ft - 343.56 Sq M



Second Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.