



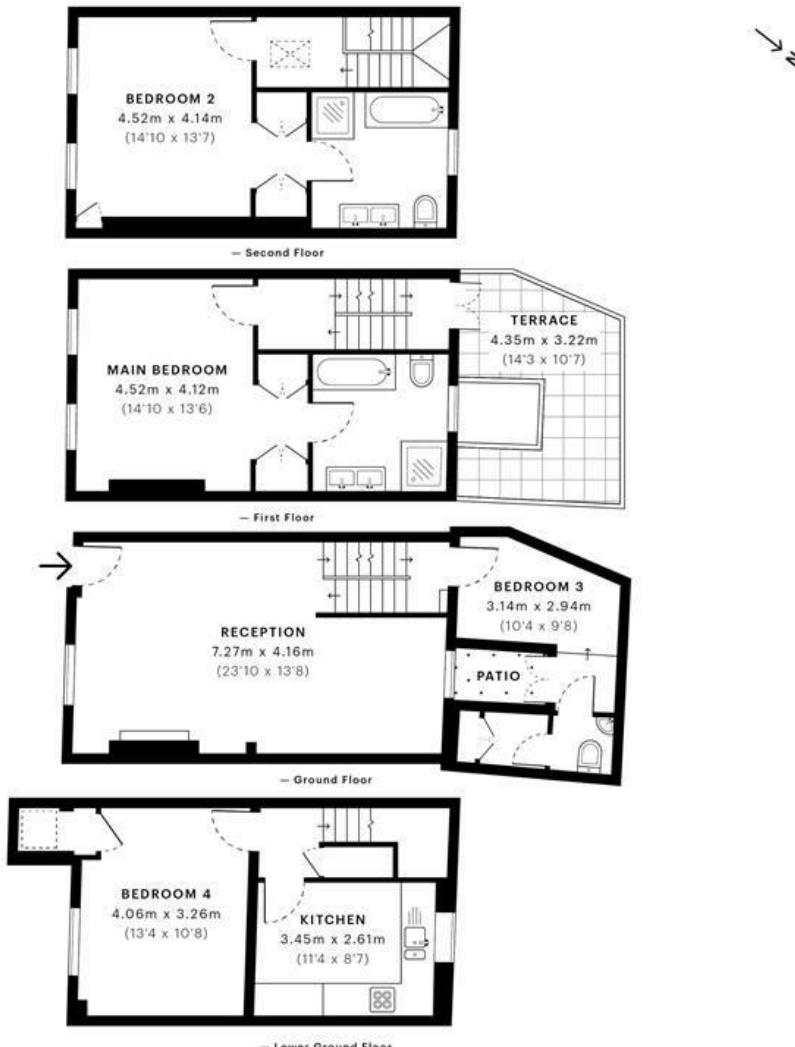
LITTLE CHESTER STREET, BELGRAVIA

EXQUISITE THREE-BEDROOM, TWO-AND-A-HALF-BATHROOM RESIDENCE IN THE HEART OF BELGRAVIA. THIS IMPECCABLY REFURBISHED HOME FEATURES A SPACIOUS LIVING AREA, BLENDING MODERN ELEGANCE WITH TIMELESS CHARM. ENJOY THE LUXURY OF A PRIVATE TERRACE, OFFERING AN OASIS IN THE MIDST OF THE CITY. WITH METICULOUS ATTENTION TO DETAIL, THIS PROPERTY EPILOGUEZES REFINED LIVING, COMBINING COMFORT AND STYLE SEAMLESSLY. EMBRACE THE URBAN SOPHISTICATION IN THIS PRESTIGIOUS ADDRESS, WHERE EVERY CORNER REFLECTS A COMMITMENT TO QUALITY AND CRAFTSMANSHIP.

THE PROPERTY IS LOCATED JUST MOMENTS FROM THE PRESTIGIOUS PENINSULA HOTEL, CLEVELAND CLINIC, AND HYDE PARK CORNER. WHILST THE SHOPS AND RESTAURANTS OF MOTCOMB STREET ARE JUST A SHORT STROLL.

- TWO LARGE DOUBLE BEDROOMS
- TWO EN-SUITE BATHROOMS
- BEDROOM 3/STUDY
- PRIVATE TERRACE
- MINUTES TO BELGRAVIA SQUARE, HYDE PARK AND VICTORIA

£7,583 PER CALENDAR MONTH



GROSS INTERNAL AREA (GIA)
The footprint of the property
129.98 sqm / 1399.09 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
119.45 sqm / 1285.75 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
11.79 sqm / 126.91 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.71 sqm / 7.64 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room lengths and widths
are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 136.54 sqm / 1469.70 sqft
IPMS 3C RESIDENTIAL: 131.90 sqm / 1419.76 sqft

SPFC ID: 60f82cbfdd881e0e0e200e1f5d

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		