

Ranelagh Grove, Belgravia SWIW

## Ranelagh Grove, Belgravia <mark>SWIW</mark>

An exceptional Victorian three double bedroom family house for sale in Belgravia. This spacious property is in a quiet location and benefits from a private garden.

Accommodation comprises a principal bedroom with dressing area and bathroom suite, a further two double bedrooms, a family bathroom, two reception rooms, kitchen/dining room, utility room, guest cloakroom, and patio garden.

The gross internal area is approximately 146 sq m (1,574 sq ft).











Guide price: £3,500,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: H







Ranelagh Grove is a very popular street of architecturally appealing houses. It is a close walk to shops and restaurants of Pimlico. Sloane Square and Victoria tube and train station are both close by and offer access to the overground services.





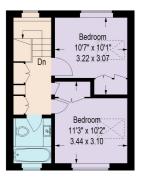
## Approximate Gross Internal Floor Area 146.2 sq m / 1574 sq ft Excluding Reduced Headroom Reduced Headroom = 6 sq ft / 0.6 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





## Second Floor



Lower Ground Floor Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

PRODUCED FROM SUSTAINABLE SOURCES.

First Floor

Knight Frank Belgravia Sales

47 Lower Belgrave Street We would be delighted to tell you more

SW1W OLS Chris Mulry

020 7881 7727

knightfrank.co.uk chris.mulry@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated November 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. 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.