



# LOWNDES CLOSE

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BELGRAVIA  
SW1



*Lowndes Close is arguably one of the most private and secluded cul-de-sacs within the heart of Belgravia.*

A rare opportunity to acquire a fully renovated town house with roof terrace overlooking the secluded gardens of The Spanish Embassy. The house was extensively refurbished and reconfigured in 2019 to create a family home with five en suite double bedrooms, all with lift access.





## Accommodation

- Double reception room / dining room
- Kitchen / breakfast bar
- Five en suite double bedrooms
- Family room
- Study
- Sun Room
- Roof terrace
- Guest cloakroom
- Utility area
- Data room
- Boiler room
- Storage cellar
- Lift
- Two off-street parking spaces
- Residents' parking is also available via The City of Westminster

## Location

Lowndes Close is at the heart of Belgravia close to the array of shops, boutiques and restaurants in the area. Belgrave Square, with its private garden and tennis court is nearby. Use of the square is available by separate arrangement.

Key points of interest within a 0.5 mile radius:

- Mayfair
- Green Park
- Hyde Park
- Chelsea
- Knightsbridge, Sloane Square, and Victoria stations
- A selection of exclusive private schools





## Terms

### Tenure

Leasehold expiring March 2207,  
(approximately 184 years unexpired)

The current owners are participating in a  
claim for the purchase of the freehold

### Ground Rent

Peppercorn

### Grosvenor Estate Parking & Maintenance Charge

Approximately £275 per annum

**Guide Price** £8,300,000

### Local Authority

City of Westminster

### Council Tax

Band H

### EPC Rating

Rating D

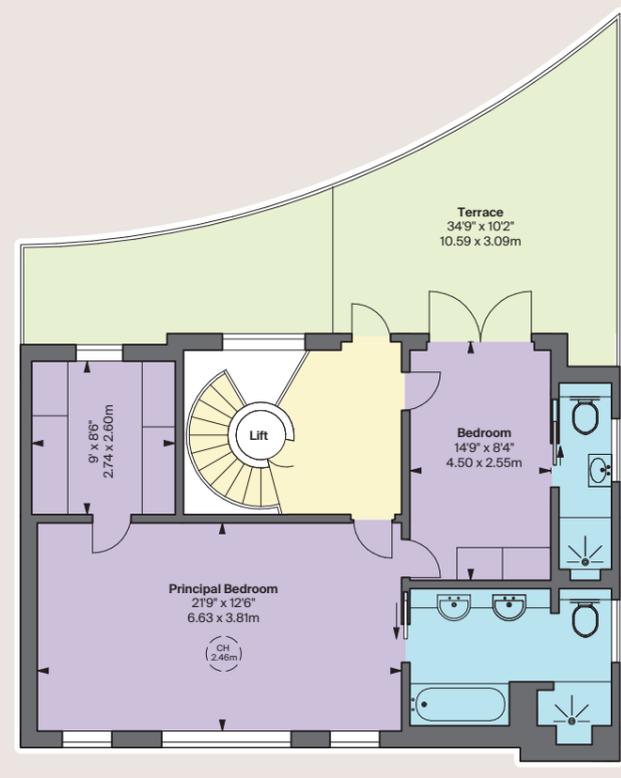
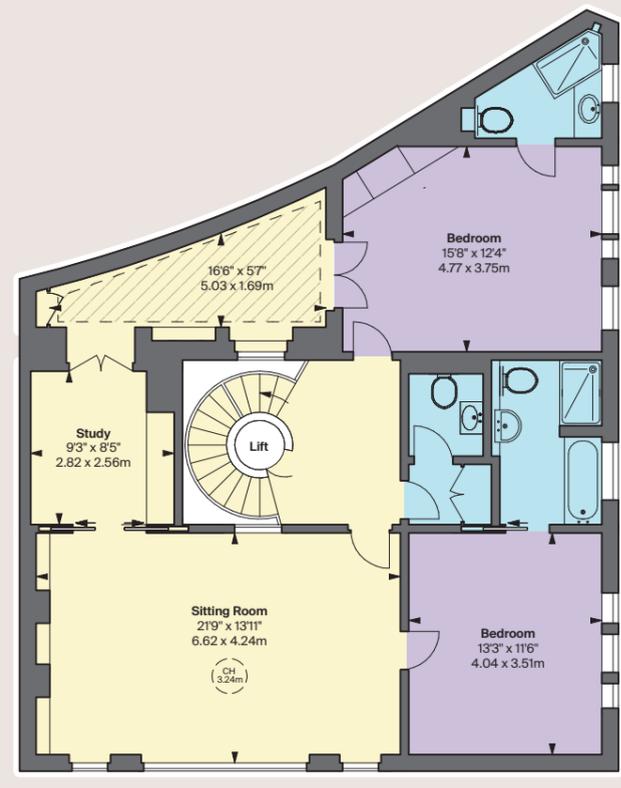
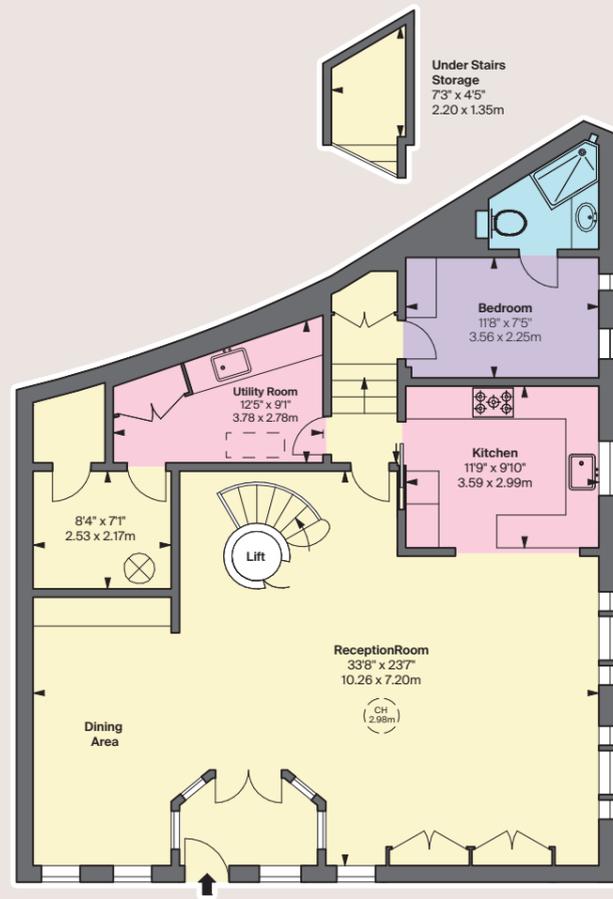






**Approximate Gross Internal Area**  
 3,122 sq ft / 290.06 sq m  
 including 2.79 sq m of  
 under stairs storage

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.



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**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.

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**Particulars dated March 2023. Photographs and videos dated February 2023.**

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