



Wilton Crescent, Belgravia, London SW1X



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An opportunity to acquire two separate maisonettes in the same building.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.

Please note that due to this property being sold via receivers they do not hold a full suite of information for the property, e.g. service charge history for the Building. You should ensure that you make your own enquiries regarding material information about this property and discuss these with your professional advisors.



Guide price: £8,000,000

Tenure: Leasehold: approximately 73 years remaining

Ground rent: Perppercorn

Local authority: City of Westminster

Council tax band: H



Arranged over the upper 4 floors of a substantial White stucco fronted building, both maisonettes are presented in very good condition throughout and benefit from direct lift access. Flat 2 is arranged over the second and third floor and covers 1,397 square feet and comprises reception room, dining room, kitchen and two bedroom suits. Flat 3 is on the top two floors and covers 1,751 square feet with a large reception room and kitchen on the 4th floor with three bedrooms and two bathrooms on the upper floor. Both properties are held on separate titles and can be bought wither as a whole or separately.

Location description:

Wilton Crescent is a very well regarded address in Belgravia, close to Knightsbridge, Hyde Park and Mayfair.

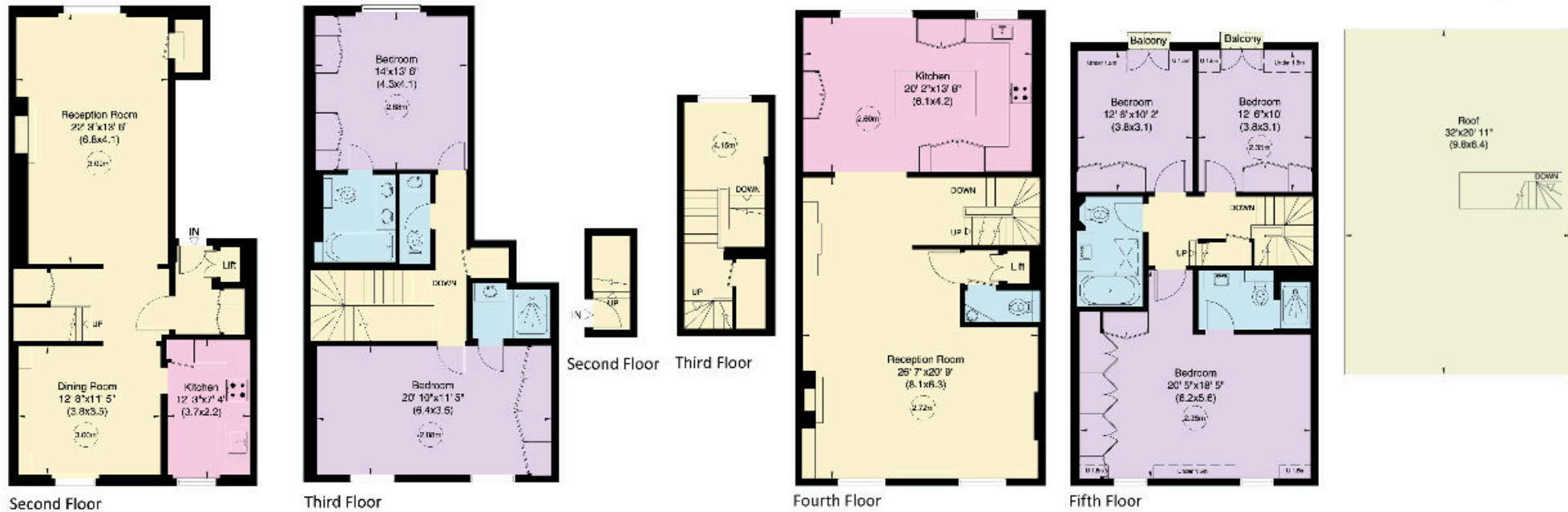
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Wilton Crescent, SW1

Approximate Gross Internal Floor Area
296 sq m / 3187 sq ft Including Under 1.5m
293 sq m / 3148 sq ft Excluding Under 1.5m

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.



Knight Frank

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We would be delighted to tell you more

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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.

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 January 2025. Photographs and videos dated January 2025.

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