



Wilton Crescent, Belgravia, London **SW1X**

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Located in a prime position, this is a recently refurbished two bedroom flat for sale.

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: £3,500,000

Tenure: Leasehold: approximately 74 years remaining

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H



Located on the 'flat' section of Wilton Crescent, this two bedroom flat benefits from direct lift access and covers approximately 1,397 square feet and is presented in very good condition throughout. Accommodation is arranged over the second and third floor and comprises reception room, dining room and kitchen on the 2nd floor, with two bedroom suites and separate cloakroom on the 3rd floor.

Wilton Crescent is regarded as one of the best addresses in Belgravia located conveniently close to Hyde Park, Knightsbridge and Mayfair.

Important Note: The property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the Property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

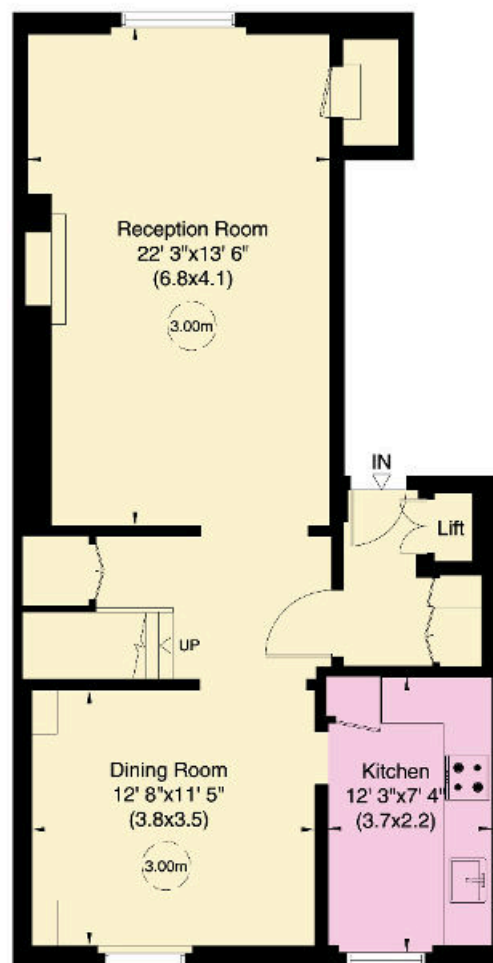


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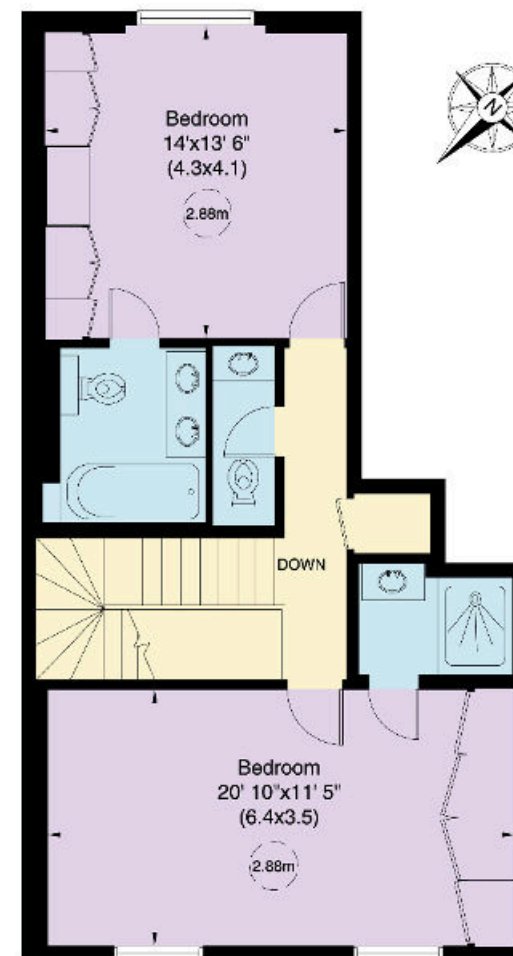
Approximate Gross Internal Floor Area

130 sq m / 1397 sq ft

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



Third Floor

Knight Frank

Belgravia Sales

47 Lower Belgrave Street

London

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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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