



LYALL STREET

Belgravia, SW1X



A MASTERPIECE IN MODERN DESIGN

A lower ground-floor apartment, in a Grade II Listed building, in the heart of Belgravia, with lots of natural light and high ceilings throughout.

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of Freehold

Ground rent: £1*

Service charge: £5,100*

Guide Price: £1,750,000

The flat can be entered by either its own private entrance or the main communal entrance hall where there is lift access. The property comprises a large reception room with space for dining and an alcove that could be used as a separate office/ study, a separate fitted kitchen adjacent to a utility room, a principal bedroom with walk-in wardrobes, and a bathroom suite. There is a large second bedroom with fitted wardrobes and a separate second bathroom and additional storage. There is access to a communal patio at the rear. Separate from the flat there is an un-demised storage vault which our client has sole use of by agreement with the freehold company, we understand this right of use could be passed down to the new owner. The flat has the benefit of access to Belgrave Square gardens. The freehold company of which this flat has a share owns a leasehold flat within the building.

Please note, we have been unable to gain the review periods and next review dates for the ground rent and service charge. Please make your own enquiries.

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.



Lower Ground Floor

Lyall Street, SWIX

Approximate Gross Internal Area Including Vault = 128 sq m / 1373 sq ft

Approximate Gross Internal Area Excluding Vaults = 125 sq m / 1343 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Chris Mulry
+44 7929 716 391
chris.mulry@knightfrank.com

Knight Frank Belgravia
47 Lower Belgrave Street
Belgravia, SW1W 0LS

knightfrank.co.uk

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