



ECCLESTON STREET
Belgravia, SW1W



ONE OF BELGRAVIA'S MOST SOUGHT-AFTER STREETS

An elegant maisonette apartment in the heart of Belgravia, offering generous proportions, period charm and a superb address moments from Elizabeth Street

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Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold. Approximately 165 years remaining on the lease

Service charge: £5,394 per annum. Please note, we have been unable to obtain service charge review periods. *

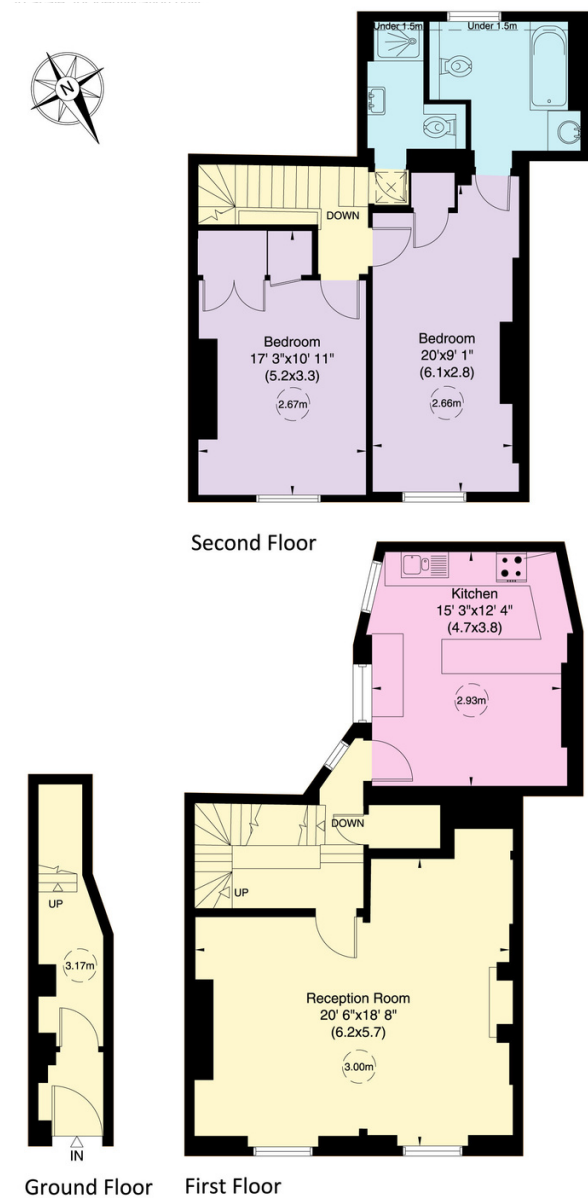
Guide Price: £1,350,000



This beautifully presented two-bedroom triplex spans approximately 1,313 sq ft and offers exceptional living space with its own front door. The ground floor entrance hall provides a discreet and secure access point, with practical storage and a wide stairwell that leads gracefully up to the main living areas. With its impressive ceiling heights, natural light, and generous layout, this property makes an ideal London home or pied-à-terre. The first floor is arranged around a grand reception room extending over 20 ft in width, with two sash windows drawing in abundant light and enhancing the room's voluminous feel. Adjacent is a separate spacious eat-in kitchen. The second floor comprises two generous double bedrooms, each having good proportions. The principal bedroom has an ensuite bathroom. There is an additional separate shower room/ WC at second floor level.

*Please note, there was a building repair for the budget year ending Sept 25. The flats' share of this was £12,000.

A draft service charge budget for October 2025 - September 2026 should be available in mid-August.



Eccleston Street, SW1

Approximate Gross Internal Area = 122 sq m / 1313 sq ft including under 1.5m

Approximate Gross Internal Area = 121 sq m / 1306 sq ft excluding under 1.5m

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.

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