



ANNS CLOSE

Belgravia, SW1X



ATTRACTIVE COTTAGE IN A COBBLED MEWS

A charming and well-appointed two-bedroom leasehold cottage (95 years unexpired), on the Grosvenor Estate Belgravia quietly nestled in Ann's Close—an attractive cobbled mews just off Kinnerton Street.

			EPC
2	1	3	TBC
			

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 95 years remaining

Service Charge: £2,287.95 per annum. Please note, we have been unable to obtain the next review date. Please enquire.

Ground Rent: Peppercorn

Guide Price: £1,850,000



A COTTAGE LOCATED IN ANNS CLOSE

This charming house is arranged over two floors and offers well-balanced living space. On the ground floor, a welcoming reception room sits at the front of the house, while to the rear is a bright, spacious kitchen that opens directly onto a private garden, perfect for al fresco dining. A guest WC and separate study area are also conveniently positioned on this level. There is an external store cupboard in the garden where the boiler is housed.

Upstairs, the first floor offers two comfortable double bedrooms and a contemporary family bathroom, all accessed from a central landing.

As the house is on a private road there is a Private road insurance due to Grosvenor.

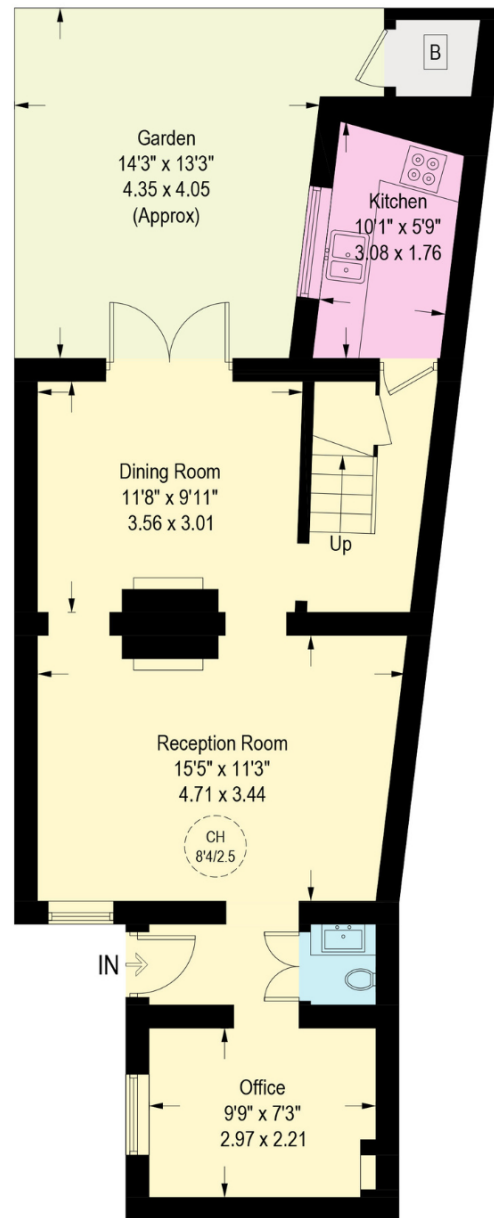
Located in the desirable 'Motcomb Village', Ann's Close enjoys a quiet yet incredibly central setting with boutique shops, renowned restaurants, and Hyde Park all close by. Both Knightsbridge and Hyde Park Corner Underground stations are within easy reach, ensuring convenient access across London.

Please note, there is a mews charge of approximately £255 per annum.

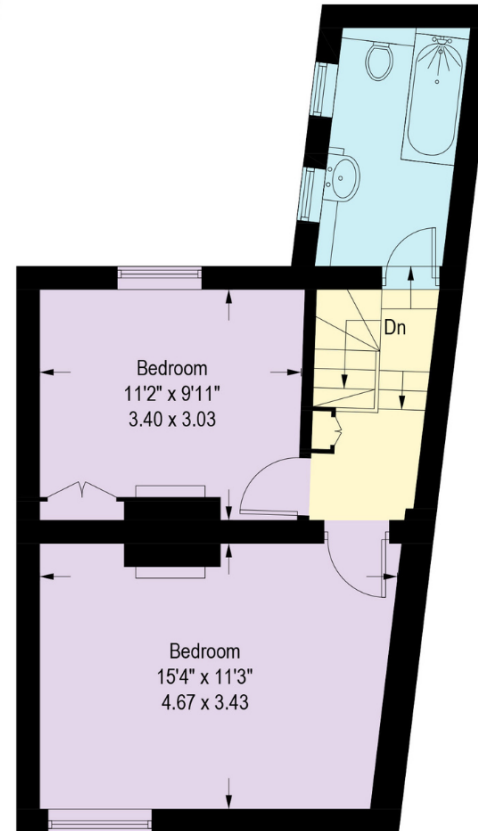
Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.







Ground Floor



First Floor



Anns Close, London SW1X
 Approximate Gross Internal Area = 945 sq ft / 87.8 sq m Reduced Headroom: 11 sq ft / 1 sq m
 Total: 956 sq ft / 88.8 sq m

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)



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