





A unique lateral apartment with grand proportions and sublime reception space, forming part of a handsome Grade II listed period building with links to the British Monarchy.

The flat is entered into a formal drawing room with high ceilings (3.7m) and excellent proportions making this an excellent room in which to entertain or relax. Large windows flood the apartment and particularly the reception space with natural light. Accessed through double doors and positioned adjacent, there is a large dining room with a double aspect and plenty of space to entertain in a grand setting, easily seating 10-14 guests. There is also a guest cloakroom, conveniently and discreetly located. There is a good sized and fully fitted kitchen located towards the rear of the apartment. Also positioned towards the rear is master bedroom with an en-suite bathroom and built-in storage. The apartment offers two further double bedrooms, both with en-suite bathroom. One of which, if required, could easily be converted into a study accessed via the drawing room (subject to necessary consents).

13 Upper Belgrave Street was home to George Fitzclarence, eldest (illegitimate) son of King William IV, by the actress Mrs Jordan. Upper Belgrave Street is a sought-after residential address and offers views towards Eaton Square and towards St Peter's Church.





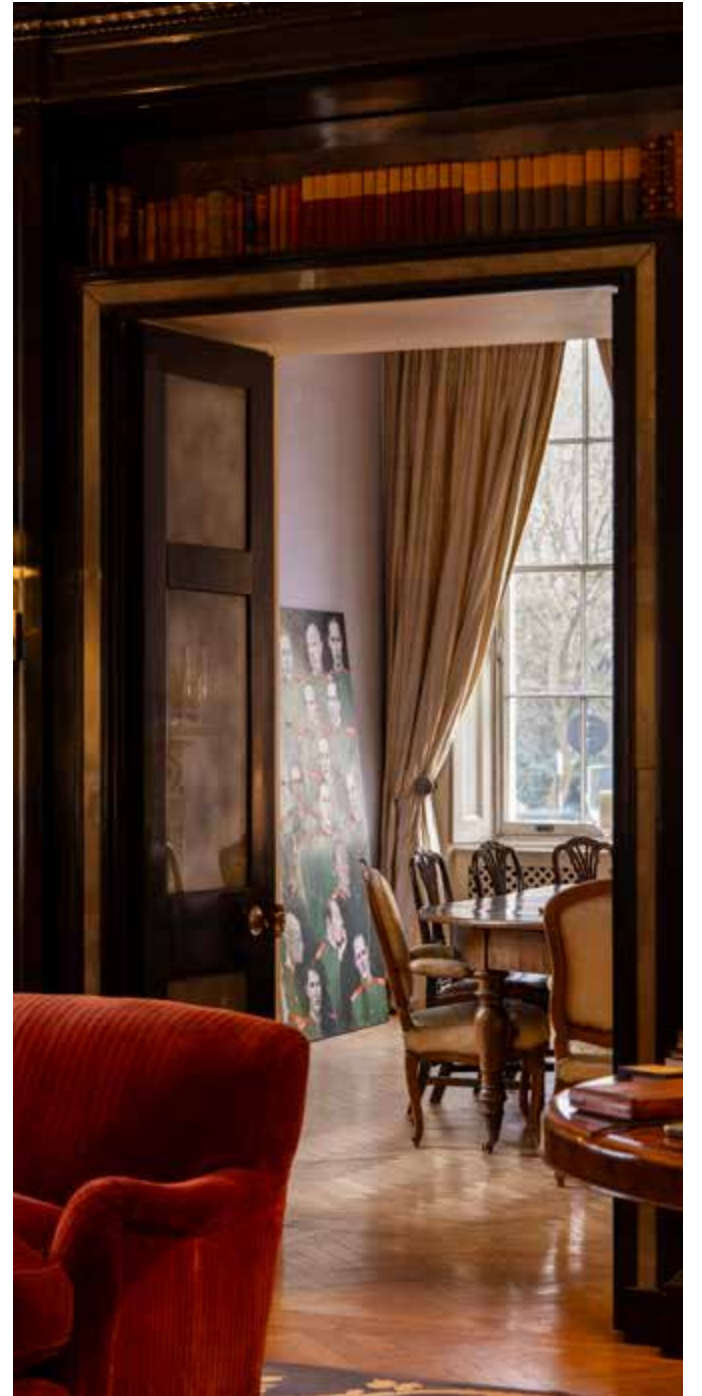














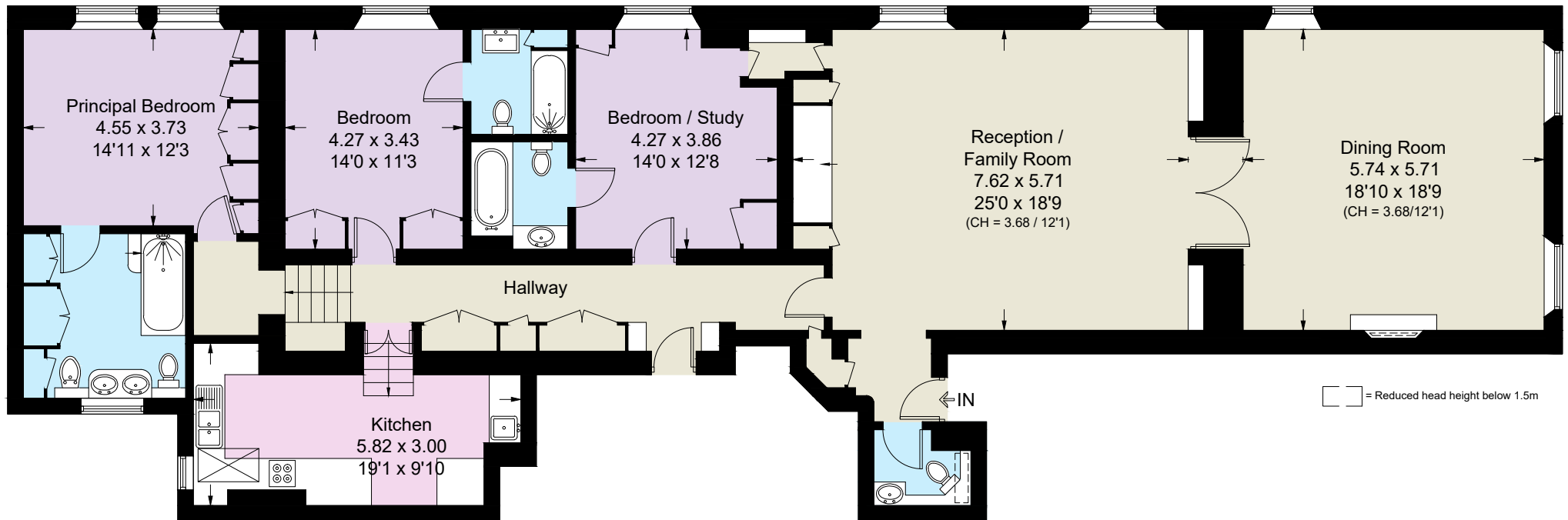




## APPROXIMATE FLOOR AREA

202.4 sq m / 2,179 sq ft

Including Limited Use Area (0.5 sq m / 5 sq ft)



RAISED GROUND FLOOR

ASKING PRICE

£4,750,000

LEASEHOLD

From 21 September 2007 to 23 June 2108

SERVICE CHARGE

Approx. £4,374.60 per quarter for 2023

GROUND RENT

Peppercorn

LOCAL AUTHORITY

City of Westminster

COUNCIL TAX BAND

H

EPC RATING

C

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

