



GRAHAM TERRACE,
BELGRAVIA VILLAGE, SW1W

GRA

TERF

SW1

TABLE OF CONTENTS

HOME FEATURES	1
KITCHEN & RECEPTION	2-3
BEDROOMS & BATHROOM	4-7
EXTERIOR	8-9
FLOORPLANS & EPC	10
LOCATION & MAP	11
LOCAL AMENITIES	12-13
CONTACT	14



HOME FEATURES & SPECIFICATIONS

Located on the charming and highly sought-after Graham Terrace in Belgravia, this elegant end-of-terrace freehold house offers beautifully proportioned accommodation arranged across multiple floors. The property has been maintained to a high standard throughout, combining practical family living with an abundance of natural light, generous entertaining spaces, and excellent bedroom accommodation. Positioned moments from Sloane Square and the boutiques, cafés, and restaurants of Belgravia and Chelsea, the house also benefits from a private patio, roof terrace, and garage.

THREE BEDROOMS

TWO BATHROOMS

GUEST WC

RECEPTION ROOM

TV/MEDIA ROOM

UTILITY ROOM

GARAGE

PRIVATE PATIO

ROOF TERRACE

ACCESS TO BELGRAVE

SQUARE GARDENS

(subject to application and a nominal fee via Grosvenor Estate)

PRICE

£4,000,000 STC

LOCAL AUTHORITY

City of Westminster

TENURE

Freehold

COUNCIL TAX

Band H

KITCHEN & RECEPTIONS

The lower ground floor is centred around an impressive open-plan kitchen and dining room, thoughtfully designed for modern family living and entertaining. Contemporary in style, the space features bespoke dark timber cabinetry, stone flooring, sleek black granite worktops, and a substantial central island incorporating additional storage and preparation space. Integrated appliances and excellent natural light enhance both the practicality and atmosphere of the room, while doors open directly onto the private patio garden, creating an effortless indoor-outdoor connection.

Complementing the kitchen is a separate reception room situated on the ground floor, offering a more formal and intimate living space. Beautifully presented with rich timber flooring, a contemporary fireplace, and elegant bespoke finishes, the room provides a warm and inviting setting for relaxing or entertaining. A further TV / family room offers additional versatility and could equally function as a study, media room, or informal reception space.



Kitchen



TV Room



Reception

BEDROOMS & BATHROOMS

The bedroom accommodation is thoughtfully arranged across the upper floors, offering an excellent balance of privacy, comfort, and versatility. The principal bedroom suite occupies the entire second floor, creating a secluded retreat complete with bespoke fitted wardrobes, generous proportions, and direct access onto a private roof terrace overlooking the surrounding rooftops. The accompanying en suite bathroom is finished to a high standard with a full-sized bath, contemporary fittings, and elegant stone detailing throughout.



Principal Bedroom

On the first floor are two further double bedrooms, both well-proportioned and benefiting from fitted storage and excellent natural light. These rooms are served by a spacious family shower room featuring a large walk-in rainfall shower, bespoke vanity unit, and refined contemporary finishes. The layout provides ideal accommodation for family living, guests, or flexible working from home arrangements..



Furnishings CGI staged

Second Bedroom



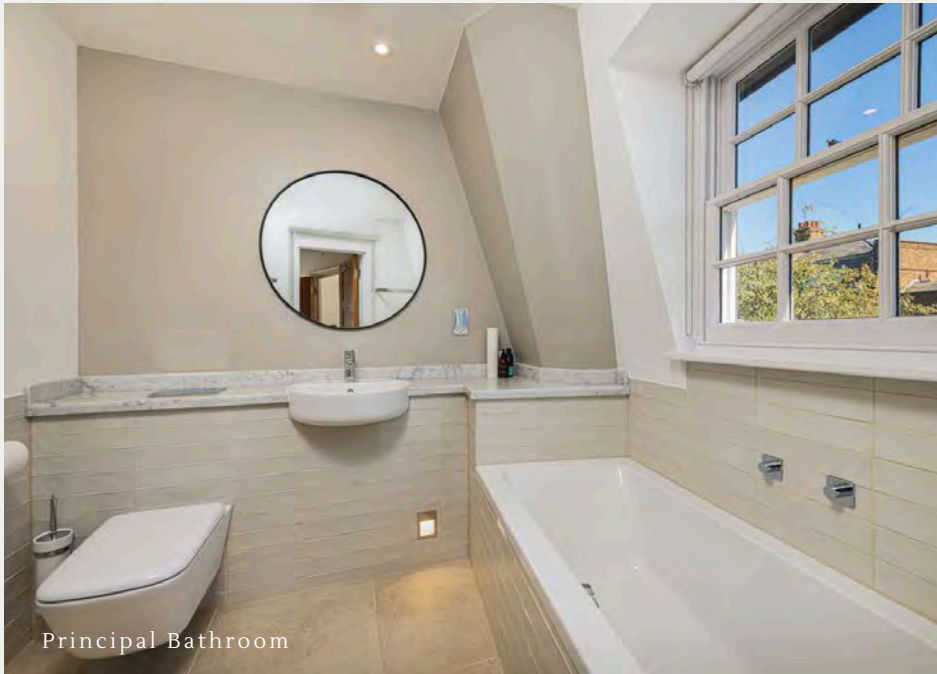
Third Bedroom



Shower Room



TV Room

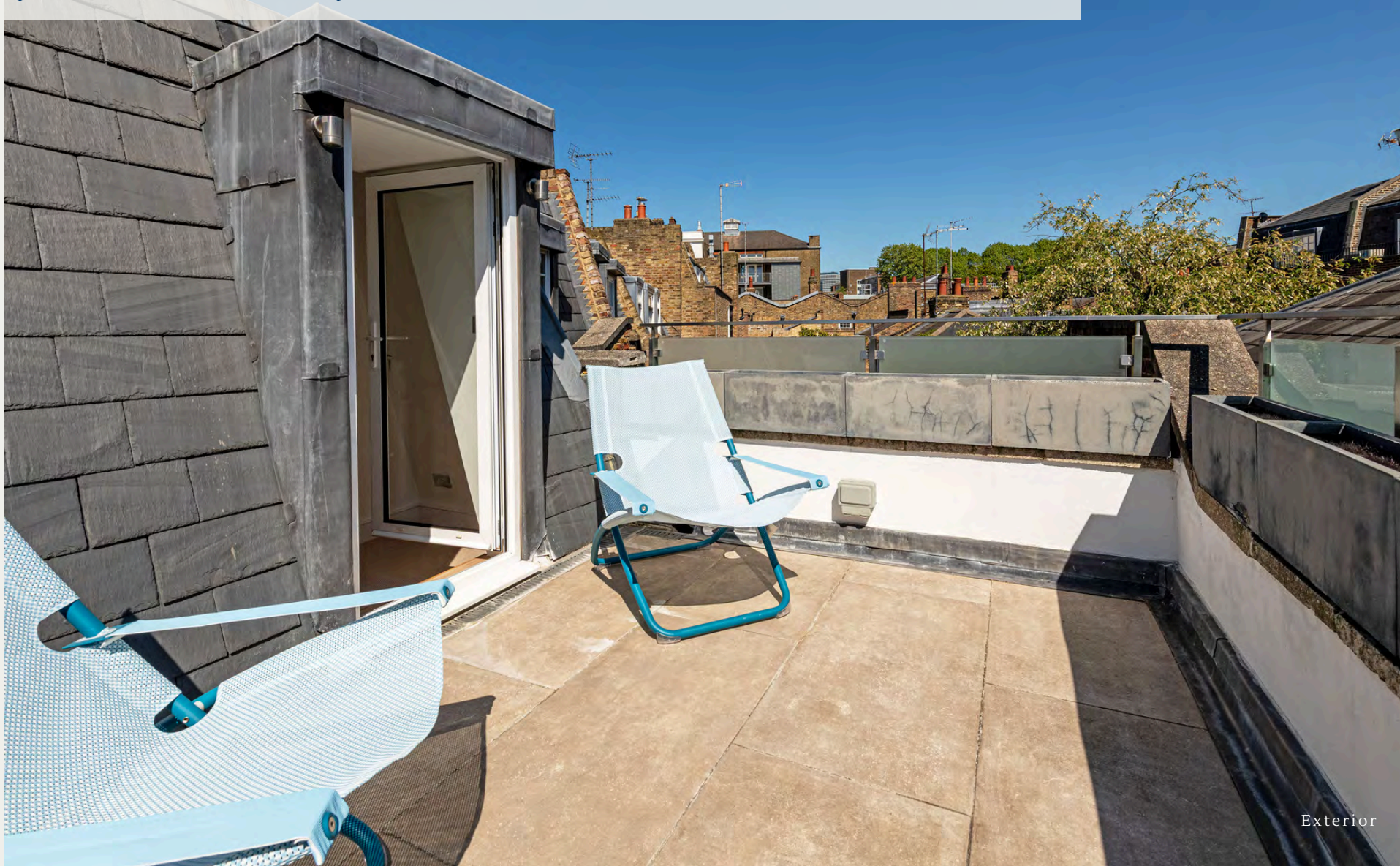


Principal Bathroom



Third Bedroom

The property benefits from a private patio garden accessed directly from the kitchen / dining room, providing an ideal space for outdoor dining and entertaining. A private roof terrace adjoining the principal bedroom further enhances the outdoor accommodation, offering open rooftop views across the neighbourhood. The house also benefits from a private garage and occupies an attractive end-of-terrace position moments from Sloane Square.



Exterior



Exterior

FLOOR PLANS & EPC

APPROX. FLOOR AREA

Approx. Gross Internal Area = 142.19 Sq M / 1531 Sq Ft.
 Garage = 14.52 Sq M. / 156 Sq Ft.
 Total = 156.71 Sq M. / 1687 Sq Ft.

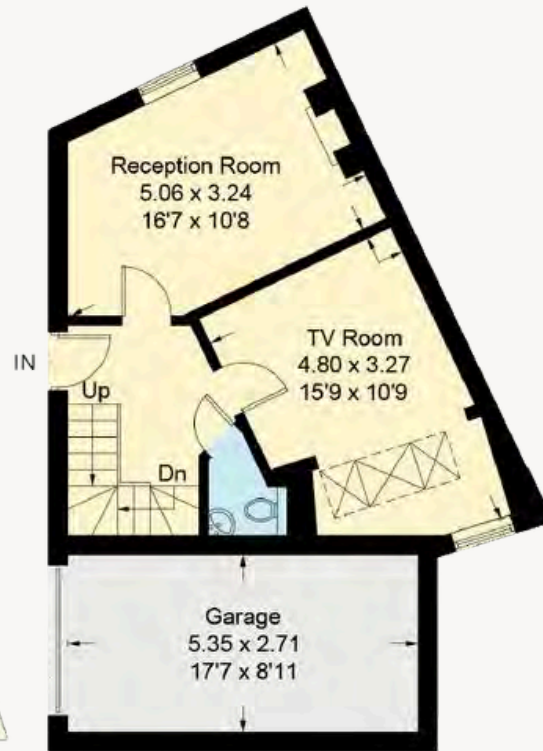
EPC RATING

D
 1535-7724-0400-0815-9222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



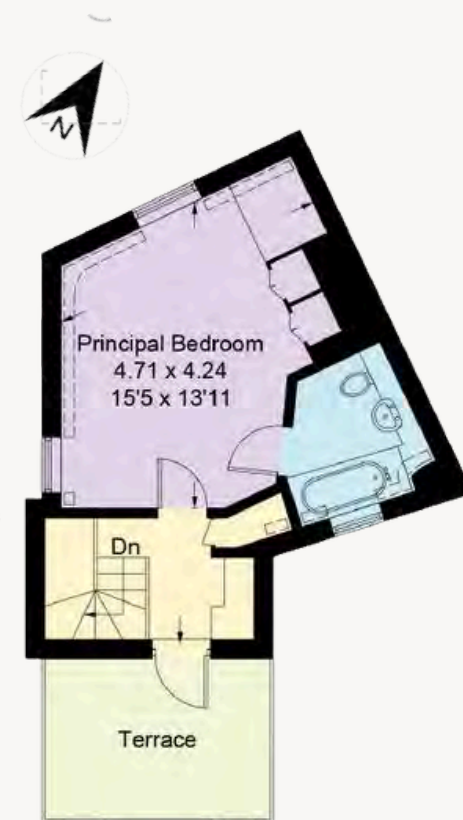
Lower Ground Floor



Ground Floor



First Floor

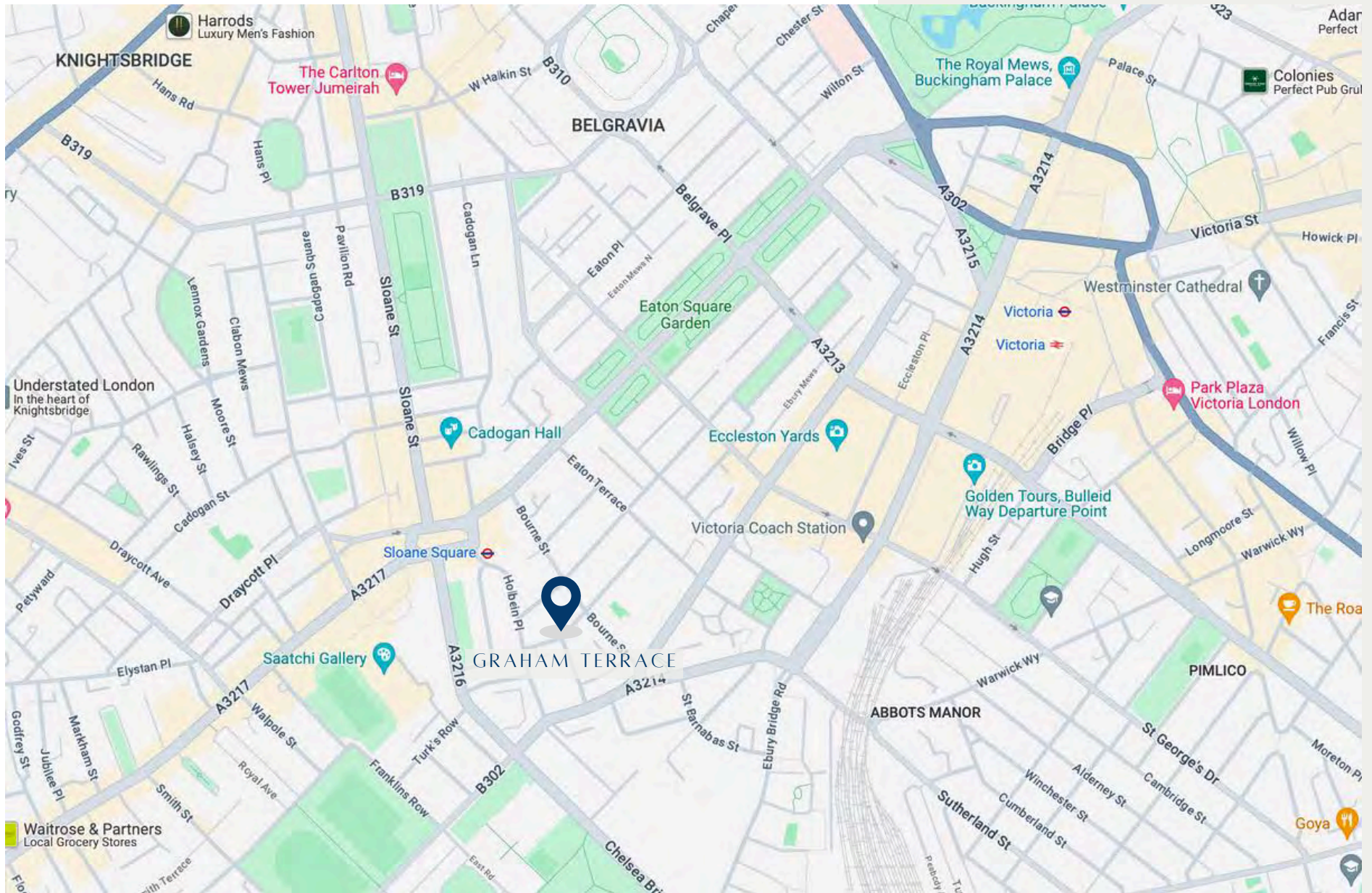


Second Floor

= Reduced headroom below 1.5m | 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298372)

LOCATION & MAP



FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find Elizabeth Street, known for its charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants.

Graham Terrace is also eligible upon application for access to Belgrave Square gardens and tennis courts for a nominal fee. Battersea Park is just across the river and St. James' Park, Hyde Park and Green Park are also nearby.

RESTAURANTS

OLIVETO

61 Elizabeth St
SW1W 9PP

THOMAS CUBITT

44 Elizabeth St
SW1W 9PA

GROCERIES

BAYLEY & SAGE

141 Ebury St
SW1W 9QW

WAITROSE

27 Motcomb St
SW1X 8GG

CAFES & BAKERIES

TOM TOM

114 Ebury St,
SW1W 9QD

POILANE

46 Elizabeth St,
SW1W 9PA

SCHOOLS

EATON SQUARE SCHOOL

55-57 Eccleston Square,
SW1V 1PH

FRANCIS HOLLAND

39 Graham Terrace
SW1W 8JF

SHOPPING

ELIZABETH STREET

0.3 miles

KINGS ROAD

0.3 miles

TRANSPORT LINKS

VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

SLOANE SQUARE

District & Circle Lines



BELGRAVIA





Details Created May 2026

GET IN TOUCH

CONTACT INFORMATION

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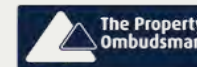
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