



HOWICK PLACE

Francis Street, Westminster SW1P



A UNIQUE APARTMENT WITH ASTONISHING VOLUME

The apartment is centred around an expansive and beautifully presented main living space, with areas subtly suggested by architectural details, such as a striking stone fireplace and statement pendant lights.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold Approximately 982 years remaining on the lease

Service charge: £20,000 per annum, reviewed annually, please enquire for next review date.

Guide Price: £7,950,000



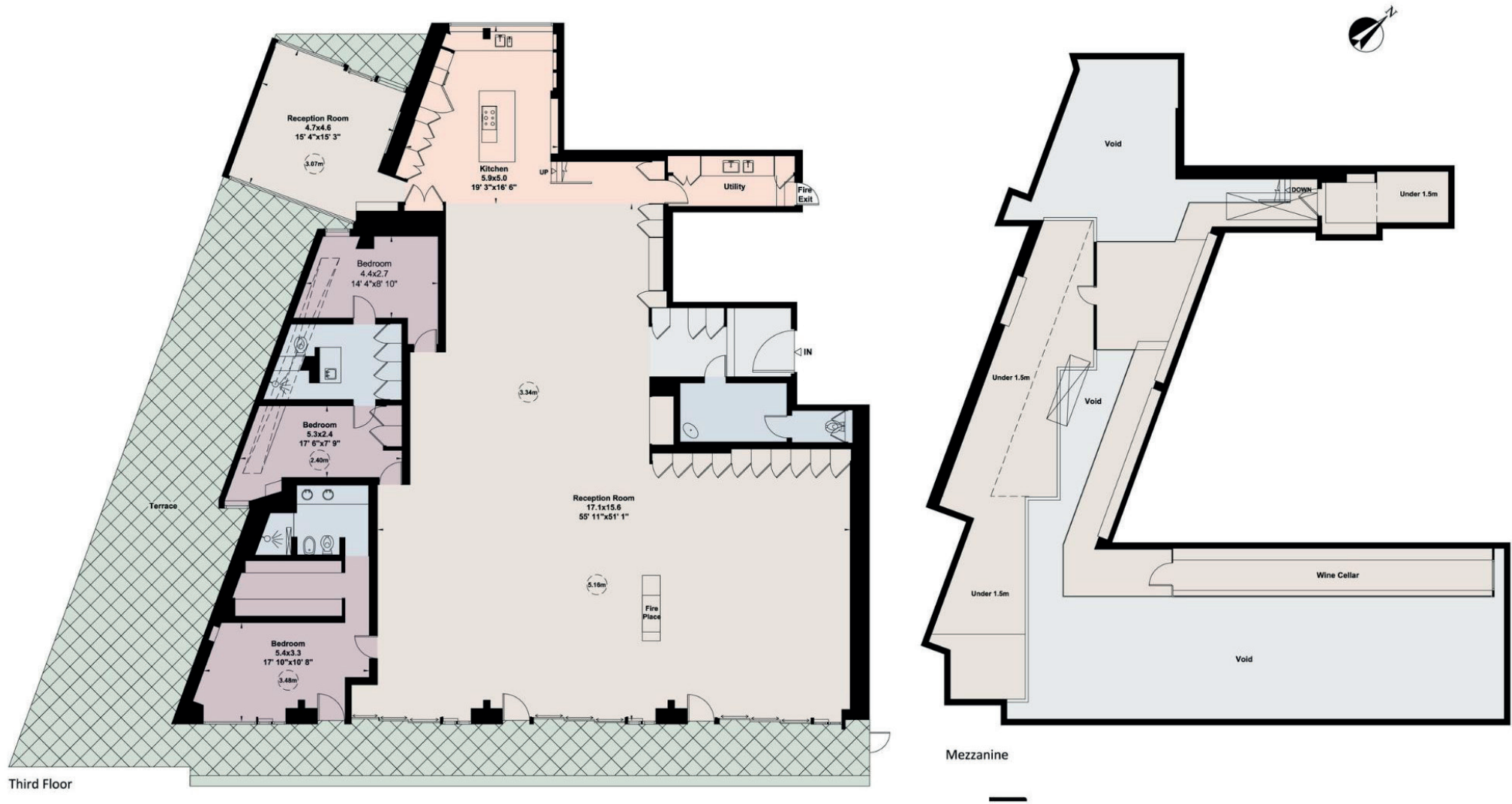
BENEFITTING FROM AN INCREDIBLY GENEROUS SPACE

The incredibly generous space provides multiple areas for relaxation, while also offering ample room for dining alongside a superbly appointed kitchen, fitted with high specification appliances. Impressive ceiling heights reaching approximately 5.16 metres enhance the sense of space. Meanwhile, floor to ceiling windows and doors open directly onto a private terrace screened with a beautiful array of plants, creating a secluded oasis. An additional dual-aspect reception room, set behind the kitchen, is currently used as a TV room, providing an additional relaxed living space. This level also accommodates three well-proportioned double bedrooms, with their doors discreetly integrated into the wooden-clad wall. The principal bedroom features a dedicated dressing room area and a luxurious en suite bathroom while also benefitting from direct access to the patio through glass doors. The two further bedrooms both share a beautifully finished bathroom, complete with storage cupboards.









Francis Street, SW1

Approximate Gross Internal Area Including Under 1.5m = 462 sq m / 4975 sq ft

Approximate Gross Internal Area Excluding Under 1.5m = 427 sq m / 4595 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.

Bertie Hare
02078817721
bertie.hare@knightfrank.com

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

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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