



BELGRAVIA SW1

CHESTER SQUARE

Main House and Mews House on Eaton Mews South

Asking price: £11,500,000 STC

Wellbelove
Quested
PROPERTY CONSULTANTS

CHESTER SQUARE & EATON MEWS SOUTH

Asking price £11,500,000 STC

A rare development opportunity on one of London's most desirable Garden Squares, in the heart of Belgravia Village.

An exceptional opportunity to reimagine and remodel a classical Grade II listed Townhouse on Chester Square, offered together with its original mews house on the private, cobbled Eaton Mews South.

Extending to approximately 5,561 sq ft (516 sq m) in total, the two properties offer considerable scope for remodelling, subject to all necessary planning permissions, Listed Building Consent and any other required consents.

THE TOWNHOUSE

Chester Square | Freehold
Approximately 4,600 sq ft / 427 sq m
Six floors, from lower ground to fourth floor
Grade II Listed

THE ORIGINAL MEWS HOUSE

Eaton Mews South | Approximately 961 sq ft / 89 sq m
Two bedrooms, arranged over ground and first floors
Leasehold, approximately 74 years unexpired.
Lease term: 21/05/2012 to 25/03/2100

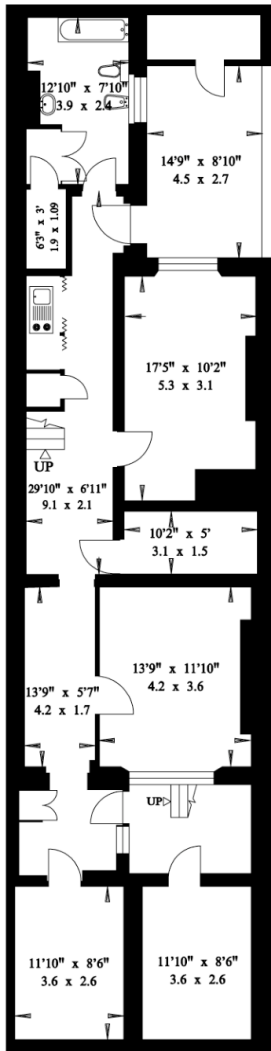
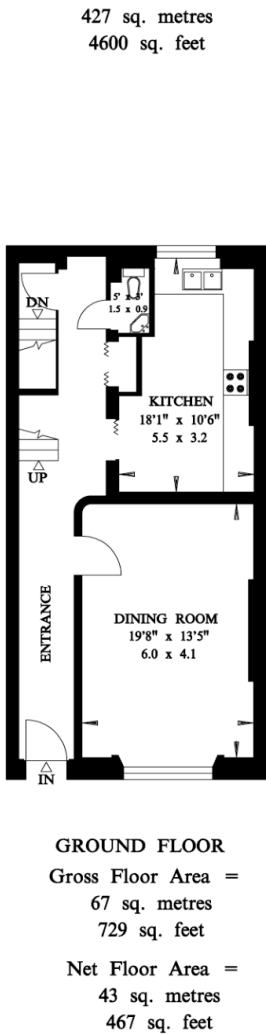
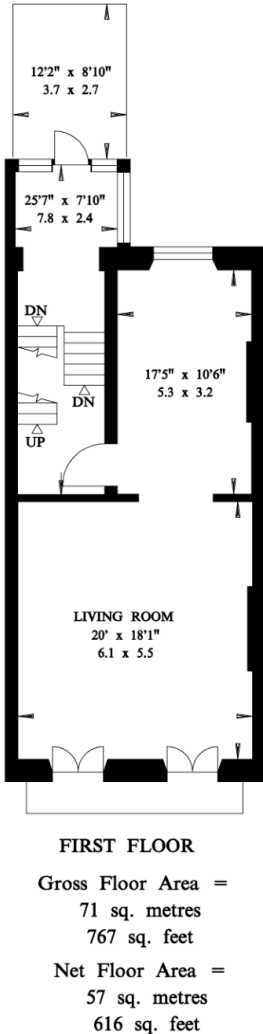
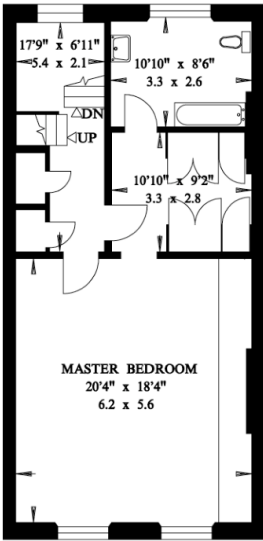
Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find Elizabeth Street, known for its charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

The property is also eligible upon arrangement with Grosvenor Estate, to use of the beautiful gardens of Chester Square

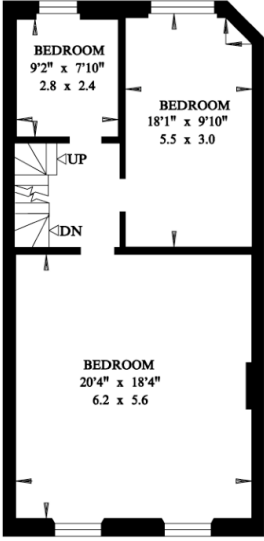
Battersea Park is just across the river and Hyde Park, St. James' Park and Green Park are also nearby.

Chester Square

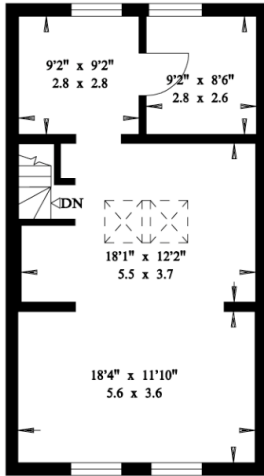
Existing floorplan | Approx. gross internal area 4,600 sq ft / 427 sq m



SECOND FLOOR
Gross Floor Area = 65 sq. metres
705 sq. feet
Net Floor Area = 53 sq. metres
573 sq. feet



THIRD FLOOR
Gross Floor Area = 65 sq. metres
705 sq. feet
Net Floor Area = 58 sq. metres
635 sq. feet



FOURTH FLOOR
Gross Floor Area = 59 sq. metres
636 sq. feet
Net Floor Area = 58 sq. metres
616 sq. feet

LOWER GROUND FLOOR
Gross Floor Area = 98 sq. metres
1058 sq. feet
Net Floor Area = 98 sq. metres
1058 sq. feet

Plans produced by
PLANAIID: 020 8673 1961

Eaton Mews South

Existing floorplan | Approx. gross internal area 961 sq. ft / 89 sq. m

Eaton Mews South

APPROX GROSS INTERNAL FLOOR AREA: 961 sq. ft / 89 sq. m

(CH = Ceiling Heights)



*Whilst every attempt has been made to ensure accuracy of the floor plan contained here, all measurements are to be considered approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only, and should be treated as such by any prospective purchaser.



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These particulars are intended only as a guide and do not constitute any part of an offer or contract. All measurements and areas are approximate. Interested parties should satisfy themselves as to the accuracy of the information provided and obtain independent professional advice where appropriate.