



CHATTERTON | REES



37 Lower Belgrave Street, London, SW1W 0LS  
Asking price £2,695,000





# 37 Lower Belgrave Street

London, SW1W 0LS

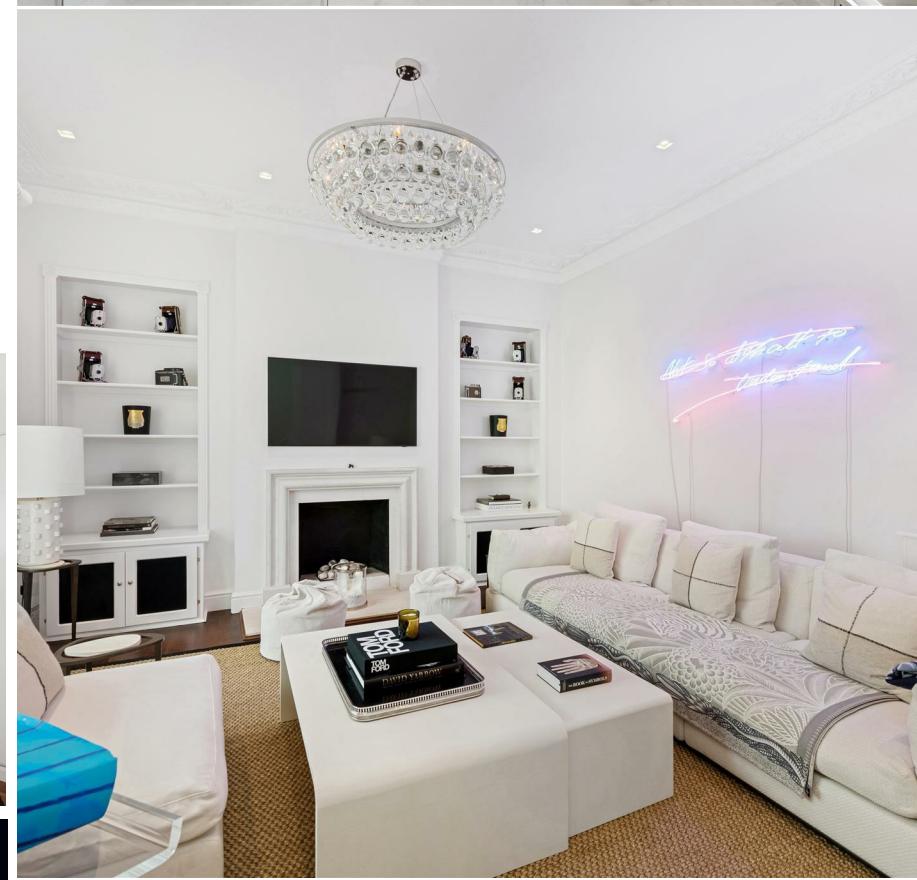
Asking price £2,695,000

- Freehold
- 2 Bathrooms
- Wooden floors
- 2 Bedrooms
- Newly Refurbished
- Generous Reception & Entertaining Space

A beautifully finished three-bedroom freehold house located on one of Belgravia's most prestigious streets. This elegant home offers just under 1,600 sq ft of well-proportioned living space and is presented in excellent condition throughout.

The ground floor features a large reception and entertaining space with high ceilings and bespoke joinery, leading to a separate, fully fitted kitchen and dining area. Upstairs, the principal bedroom suite spans an entire floor and includes a luxurious en-suite bathroom with walk-in shower and freestanding bath. A second spacious double bedroom with its own bathroom completes the accommodation.

The property benefits from high-quality finishes, hardwood flooring, underfloor heating, and integrated smart home features. Ideally positioned moments from the amenities of Elizabeth Street, Sloane Square and Victoria, this turnkey home offers sophisticated living in the heart of Belgravia.



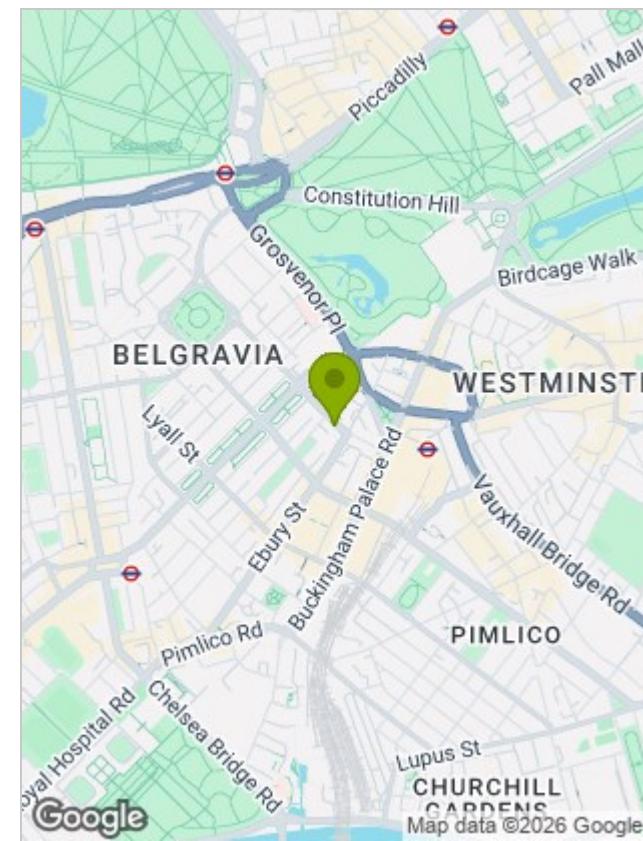




## Floor Plans



## Location Map



## Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		