

Wellbelove Quested

Independent Property Consultants

wellbelove-quested.com

1 Ranelagh Cottages, Belgravia, London SW1W

‘A country cottage in London’



£2,700,000 STC

Leasehold

Entrance hall – Reception room – Dining room – Kitchen - Master bedroom with en-suite - Two double bedrooms – Family bathroom - Guest WC
Conservatory - Patio garden

‘A country cottage in London’

1 Ranelagh Cottages, 26 Ebury Bridge Road, Belgravia, London SW1W 8QA

A rare and exciting hidden gem located in south Belgravia.

This three double bedroom semi detached house really must be viewed in order to appreciate its charm and character. Access to the property is via a secure gated passageway, leading to just three private residences situated within tranquil mature gardens. 1 Ranelagh Cottages occupies a generous plot and is surrounded by its own low maintenance paved garden with established trees and shrubs.

Upon entering the property there is an entrance hallway, which leads through to a generous sitting room with feature fireplace and double doors leading out to the garden. There is another set of patio doors leading to conservatory. The kitchen is a galley style, generously sized and leads to the sizeable dining room. There is also a guest cloakroom. We understand the house was built in the early 1800's and therefore is Georgian.

Upstairs you will find the master bedroom suite, which enjoys garden views and a large en suite bathroom, a second bedroom with dual aspect windows to the front and side of the property, and a further double bedroom with lots of built in storage.

The property is approximately 1736 Square Feet and is presented in quite good order throughout, although a new owner may wish to update.

This property is being offered on a Lease of approximately 49 years and expiring on 24th May 2068.

Ground rent: £3400 per annum, subject to review

We understand that the lease qualifies under the relevant leasehold reform legislation and the current owner can serve notice on the freeholder to acquire the freehold title between an exchange and completion. All costs to be paid by the purchaser.

Viewing strictly by appointment with Wellbelove Quested.

Please call Grant Wellbelove, Andrew Quested or Grace Jephson

020 7881 0880

sales@wellbelove-quested.com









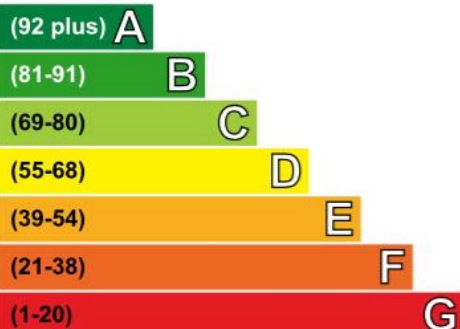
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 282 over 3 years	
Heating	£ 3,534 over 3 years	£ 2,379 over 3 years	
Hot Water	£ 393 over 3 years	£ 252 over 3 years	
Totals	£ 4,395	£ 2,913	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

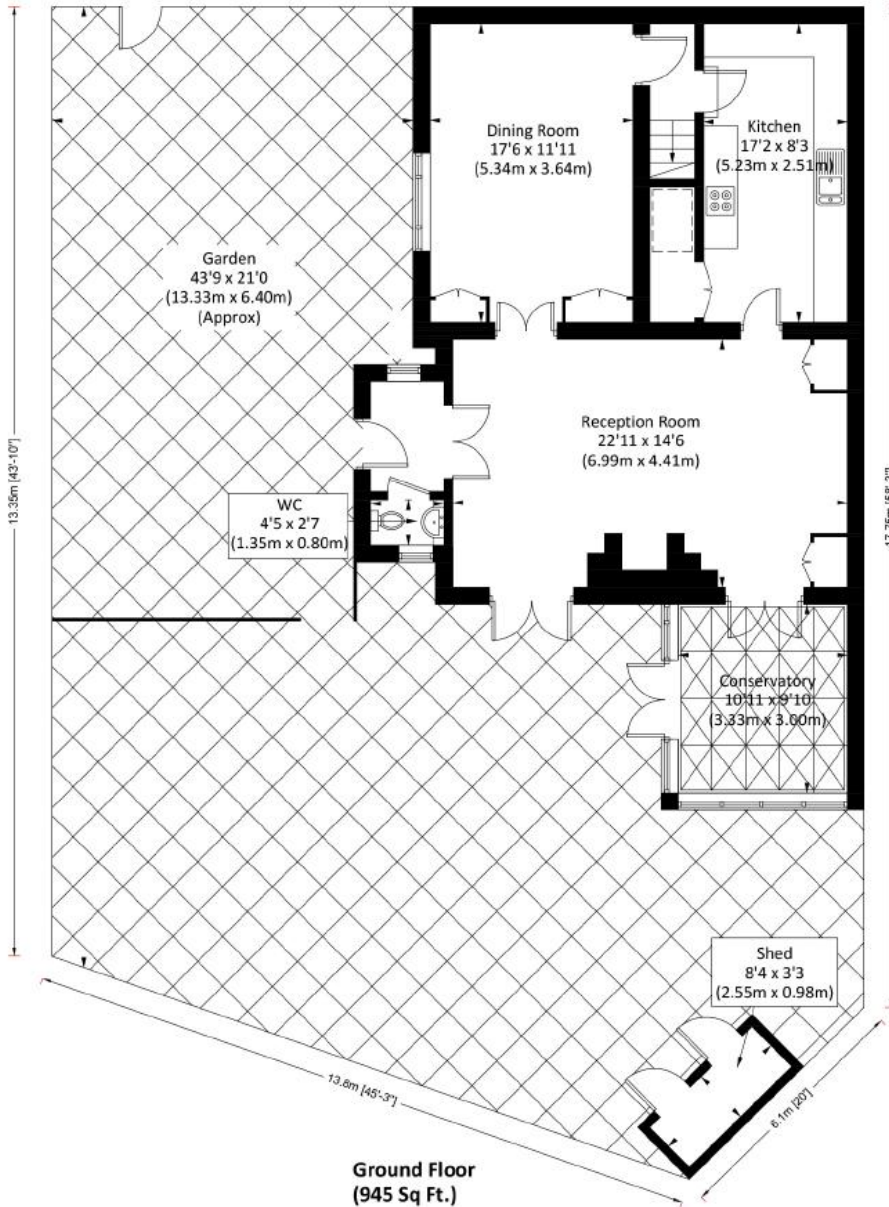
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

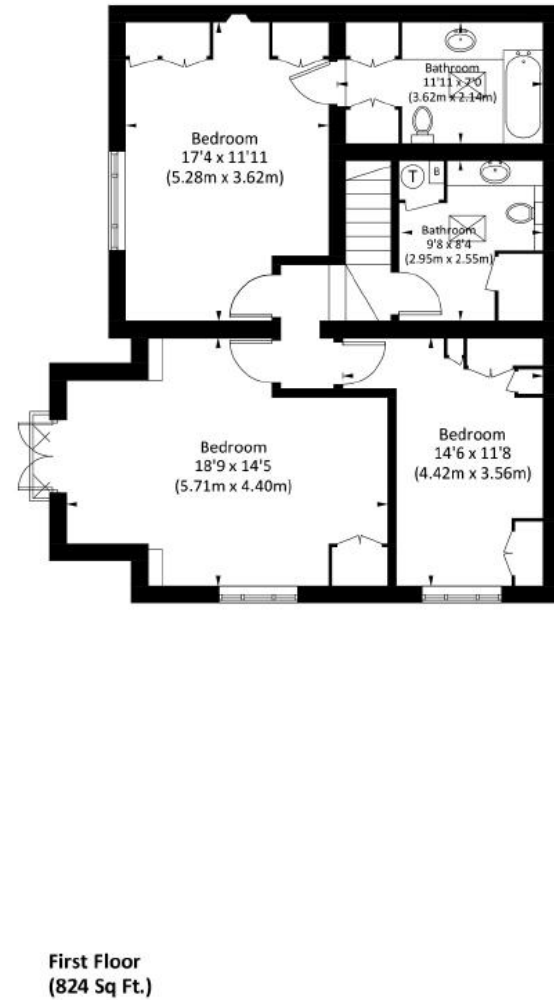
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

RANELAGH COTTAGES, SW1

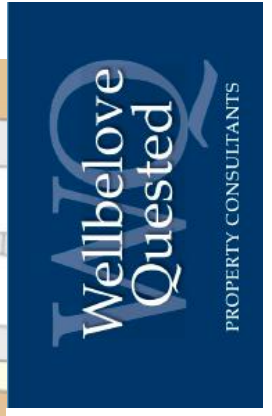
Approx. gross internal area 1769 Sq Ft. / 164.3 Sq M
 Shed Approx. gross internal area 27 Sq Ft. / 2.5 Sq M



= Reduced headroom below 1.5m / 5'0



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