



EBURY SQUARE,  
BELGRAVIA, SW1W

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# HOME FEATURES & SPECIFICATIONS

An impressive 3 bedroom apartment of 1,790 square feet located on the Raised Ground Floor of the prestigious Ebury Square development in the heart of Belgravia, moments from the renowned Sloane Square.

Ebury Square is an exceptional development. The apartment offers a 24-hour concierge, underground parking, and a private gym. Designed by Squire & Partners Architects and Martin Goddard Interiors, Ebury Street has historical significance as Mozart's former residence. Ideal as a pied-à-terre, home, or investment in London's prime residential area.

**3 DOUBLE BEDROOMS**

**EN SUITE BATHROOM**

**EN SUITE SHOWER ROOM**

**GUEST WC**

**RECEPTION/DINING ROOM**

**KITCHEN**

**UTILITY ROOM**

**24 HOUR CONCIERGE**

**RESIDENTS' GYM**

**SEPARATE RESIDENTS'  
SAUNA & STEAM ROOMS**

**SECURE UNDERGROUND  
PARKING SPACE**

**AIR CONDITIONING**

**GUIDE PRICE**

£4,000,000 STC

**TENURE**

Leasehold  
(Approximately 986  
years remaining)

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX**

Band H

**SERVICE CHARGE**

Approx £20,000 per annum

# KITCHEN, DINING & RECEPTION

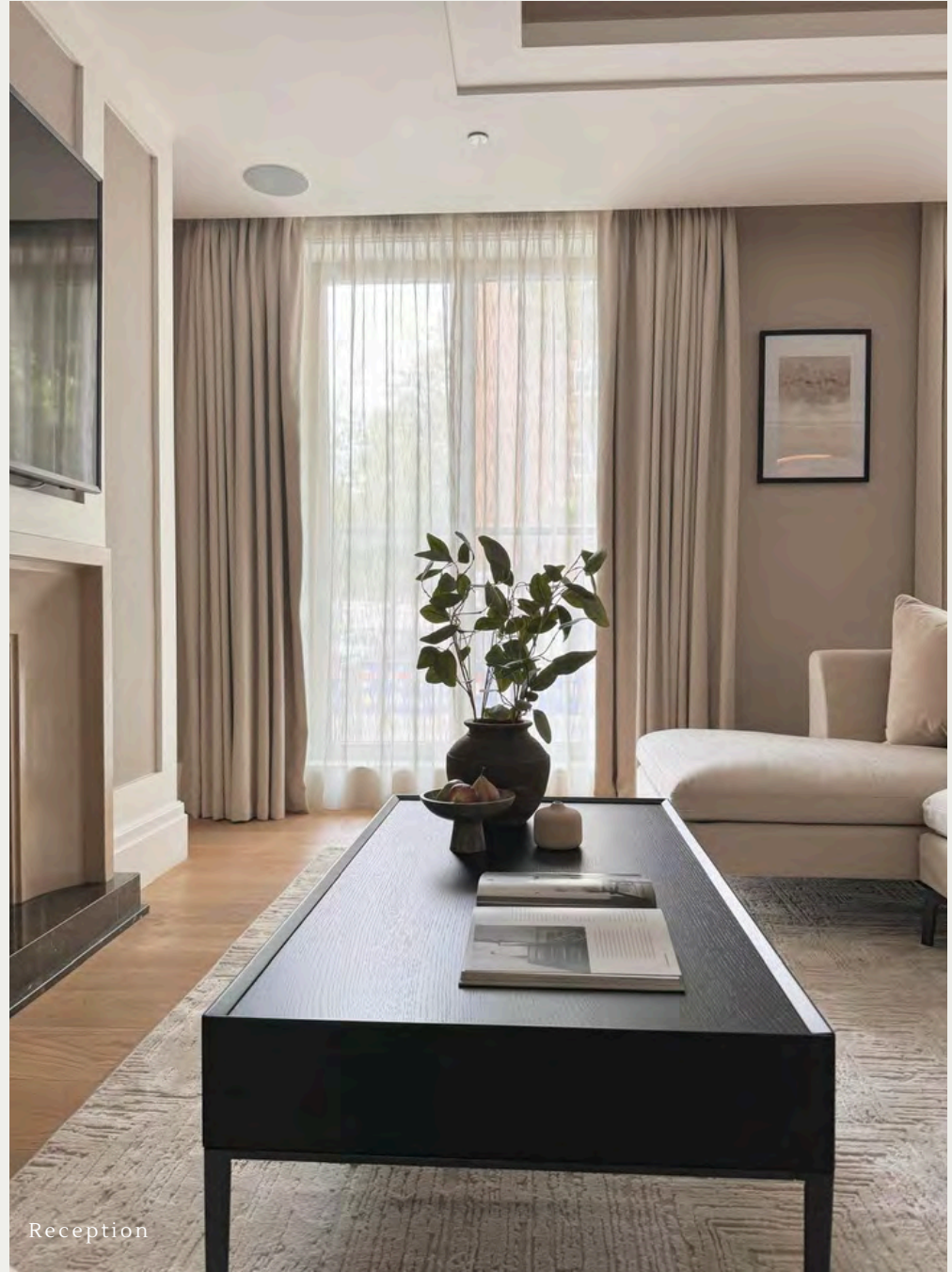


The apartment has been interior designed to a very high standard with luxury fixtures and fittings throughout. There are two generous bedroom suites, a further double bedroom, large open reception/dining room and a modern fully fitted Kitchen with high end appliances throughout.





Reception



Reception





Reception



# BEDROOM SUITES



Principal Bedroom





Second Bedroom

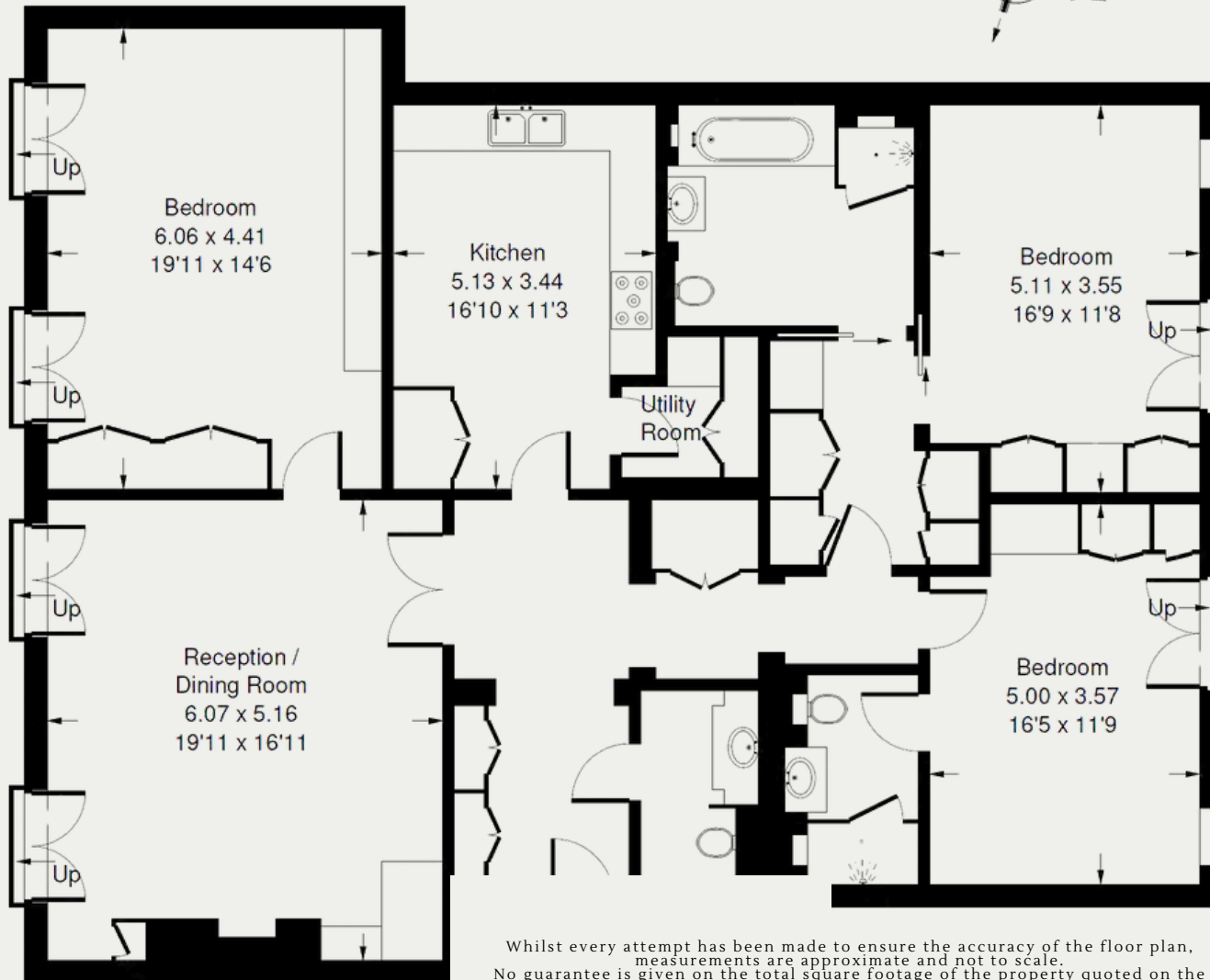


Third Bedroom



# FLOOR PLANS & EPC

Raised Ground Floor



**TOTAL  
APPROXIMATE  
GROSS INTERNAL  
AREA**

1,790 sq ft / 166.3 sq m

**EPC RATING**

B

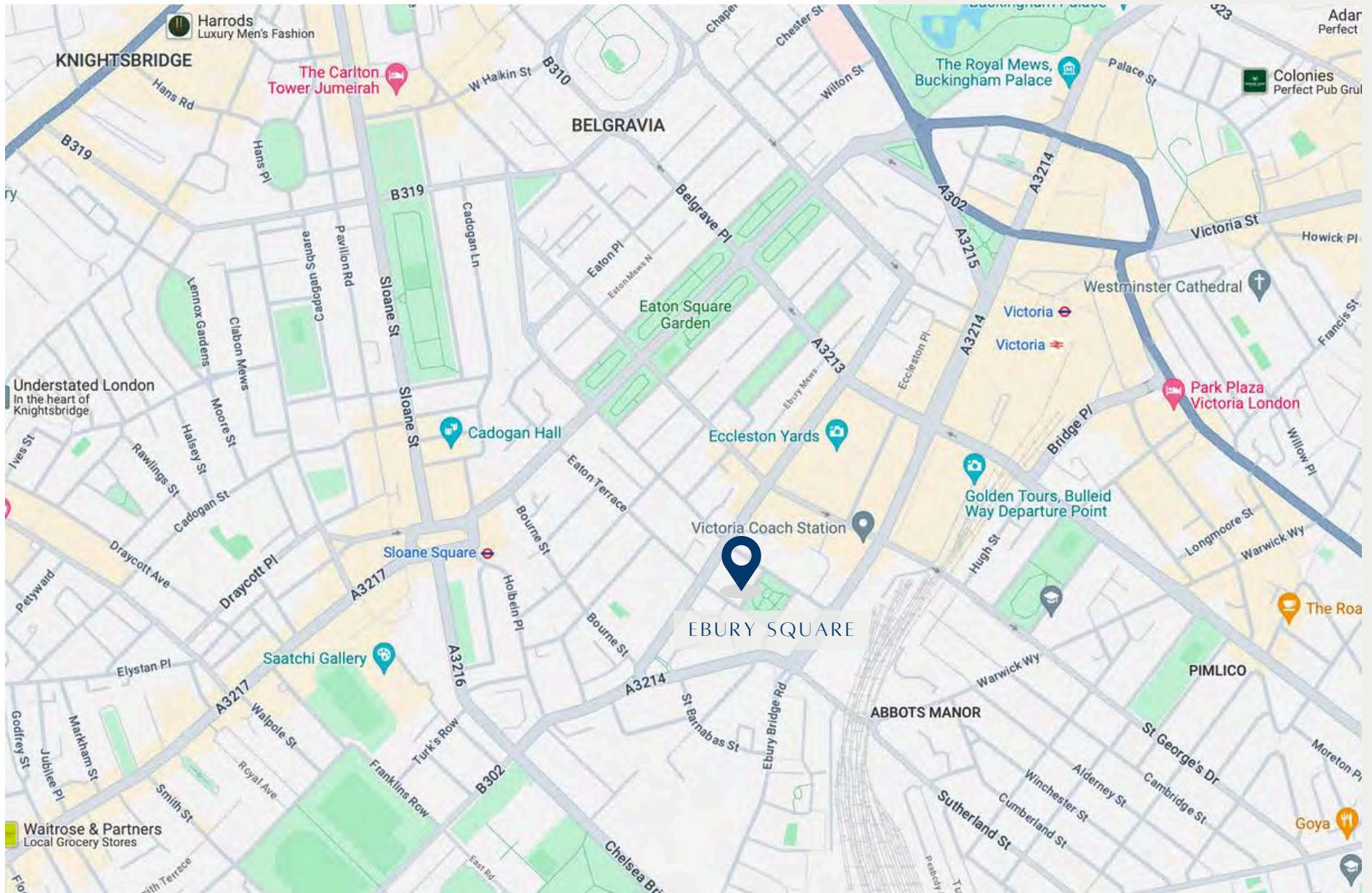
Certificate No.

8304-7130-2649-8811-  
3922

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

# 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. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

Ebury Square is 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

250 yards

### KINGS ROAD

0.5 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 Updated August 2024

## GET IN TOUCH

### CONTACT INFORMATION

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