



ELIZABETH STREET,  
BELGRAVIA, SW1W

ELIZABETH  
STREET  
SW1

## TABLE OF CONTENTS

HOME FEATURES	1
KITCHEN & RECEPTION	2-3
BEDROOMS & BATHROOMS	4-6
EXTERIOR	7
FLOORPLANS & EPC	8
LOCATION & MAP	9
LOCAL AMENITIES	10-11
CONTACT	12



# HOME FEATURES & SPECIFICATIONS

With its own street entrance on Ebury Mews, introducing an elegant three bedroom maisonette located as part of a Grade II listed building in the heart of Belgravia. Arranged across three spacious levels, this beautifully designed home offers a blend of classic charm and modern sophistication.

<b>2 RECEPTIONS</b>	<b>PRICE</b>
<b>DINING AREA</b>	£3,500,000 STC
<b>KITCHEN</b>	<b>LOCAL AUTHORITY</b>
<b>PRINCIPAL BEDROOM WITH EN SUITE BATHROOM</b>	City of Westminster
<b>2 FURTHER DOUBLE BEDROOMS</b>	<b>COUNCIL TAX</b>
<b>FAMILY BATHROOM</b>	Band G
<b>GUEST CLOAKROOM</b>	<b>TENURE</b>
<b>UTILITY ROOM</b>	Leasehold from 28.06.2012 expiring 29.09.2159 (approx 135 yrs unexpired)
<b>LOFT STORAGE</b>	<b>GROUND RENT</b>
<b>OWN STREET DOOR ENTRANCE</b>	Peppercorn
<b>PRIME CENTRAL LOCATION</b>	<b>SERVICE CHARGE</b>
<b>ACCESS TO BELGRAVE SQUARE GARDENS (BY ARRANGEMENT WITH GROSVENOR ESTATE)</b>	TBC. 60% of the building maintenance costs
<b>PRIVATE MEWS PARKING (BY ARRANGEMENT WITH GROSVENOR ESTATE)</b>	



# KITCHEN & RECEPTION

The first floor showcases a beautifully designed open-plan reception and dining area, with large sash windows that flood the room with natural light and provide charming views of Elizabeth Street.

The seamless layout of the property is a true highlight, as the living space flows effortlessly through a bright kitchen, complete with a large skylight feature, and then into a second generously sized sitting room.

Both reception areas feature elegant fireplaces and good ceiling height, creating a sense of both openness and warmth. This harmonious flow between rooms enhances the overall sense of space and light throughout the home.



Dining Area



Kitchen

# BEDROOMS & BATHROOMS

On the second floor, you'll find the principal bedroom, complete with a large beautifully designed en-suite bathroom with plenty of storage.

The third floor houses two additional double bedrooms, each fitted with built-in storage and served by a separate bathroom. There is also an additional loft space and utility room.



Principal Bedroom Suite



Second Bedroom



Third Bedroom



Principal En-Suite



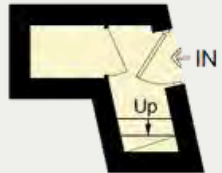
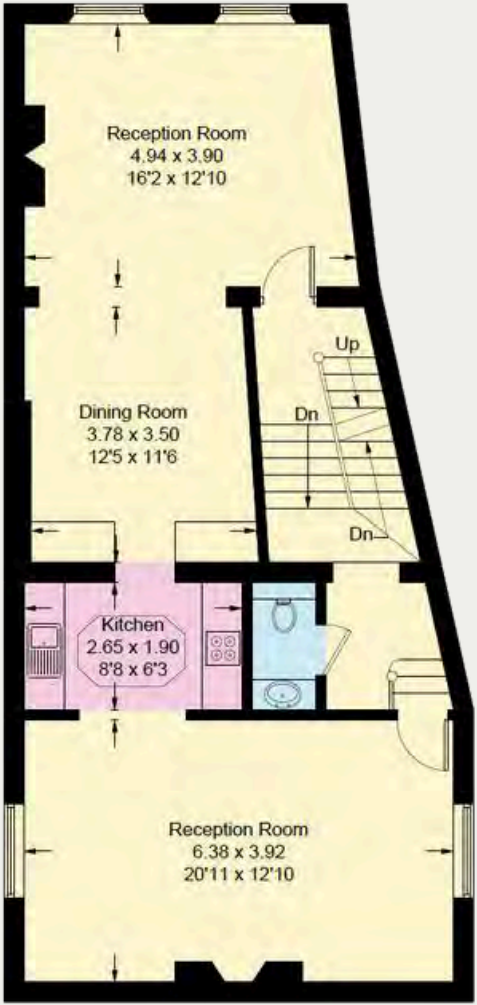


Exterior

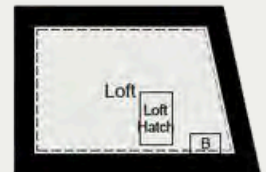
# FLOOR PLANS & EPC

**TOTAL APPROXIMATE GROSS INTERNAL AREA**  
 1,949 sq ft / 181.1 sq m  
 (Including Loft Space - 57 sq ft / 5.3 sq m)

EPC RATING: E  
 9634-9520-4409-0427-2202

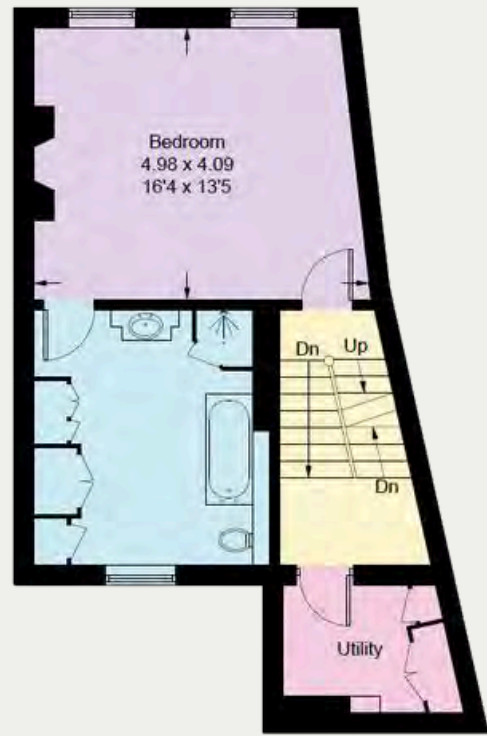


Ground Floor

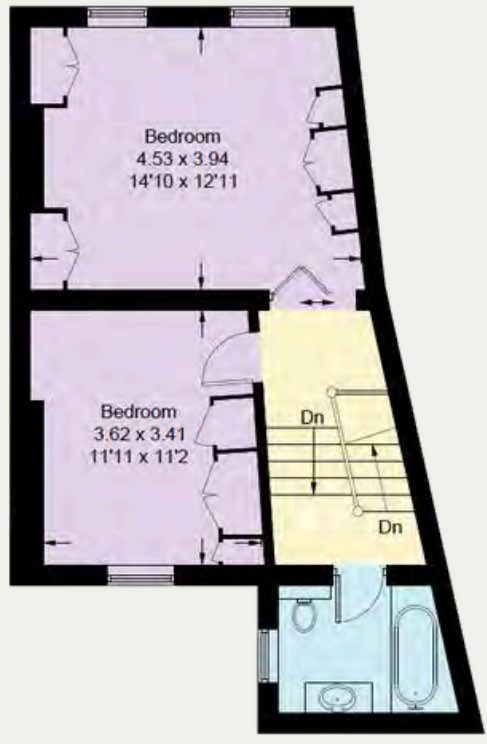


Loft

= Reduced headroom below 1.5m / 5'0



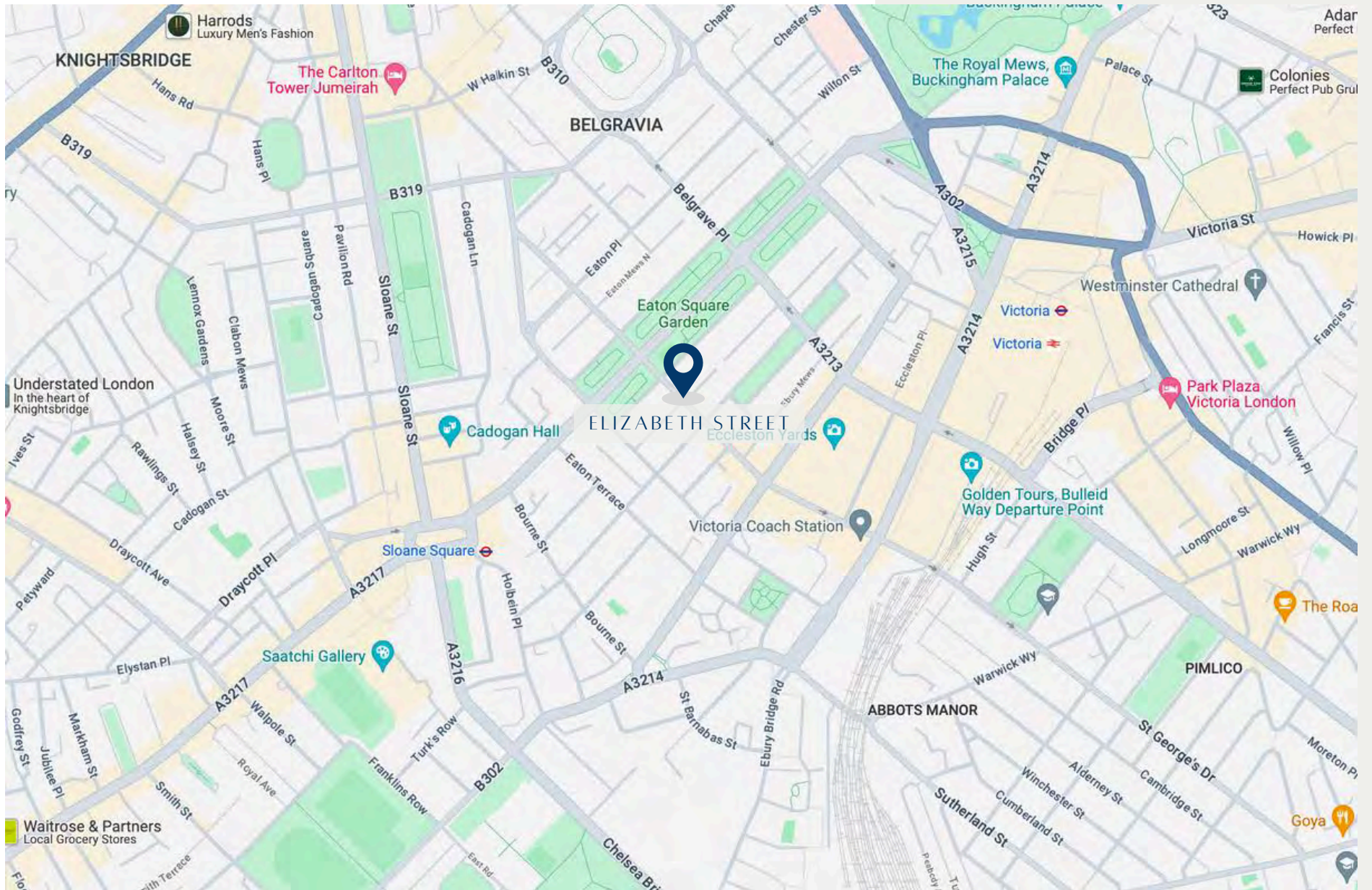
First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127401)

# LOCATION & MAP



# FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Elizabeth Street is 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.

Elizabeth Street 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

0 yards

### SLOANE STREET

0.6 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 Prepared October 2024

## GET IN TOUCH

### CONTACT INFORMATION

E: SALES@WELLBELOVE-QUESTED.COM

P: 020 7881 0880

40 EATON TERRACE, BELGRAVIA, LONDON, SW1W 8TS

#### GRANT WELLBELOVE - DIRECTOR

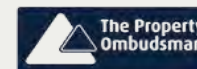
E: GRANT@WELLBELOVE-QUESTED.COM  
M: 07595116210

#### ANDREW QUESTED - DIRECTOR

E: ANDREW@WELLBELOVE-QUESTED.COM  
M: 07595116211

#### ELLEN MEEKIN - SALES & LETTINGS NEGOTIATOR

E: ELLEN@WELLBELOVE-QUESTED.COM  
M: 07719039888



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