



CHATTERTON | REES



4 Lyall Street, London, SW1X 8DW

**£13,250,000**

A rare opportunity to purchase 6 out of 9 flats within one building in Belgravia, A building owned and built by Thomas Cubitt these 6 consist of two ground and lower two bed flats split front to back, a first floor two bed with high ceilings as well as a second floor two bed with a large terrace, the upper floors have an excellent one bedroom flat to the front of the building and the top two floors have a most impressive penthouse.

An excellent investment option.



# Floor Plan

## Lyall Street, SW1

Gross internal area (approx.)  
 220 Sq m (2368 Sq ft) Including Under 1.5m  
 212 Sq m (2277 Sq ft) Excluding Under 1.5m  
 For identification only, Not to Scale

capital.020 8871 7722

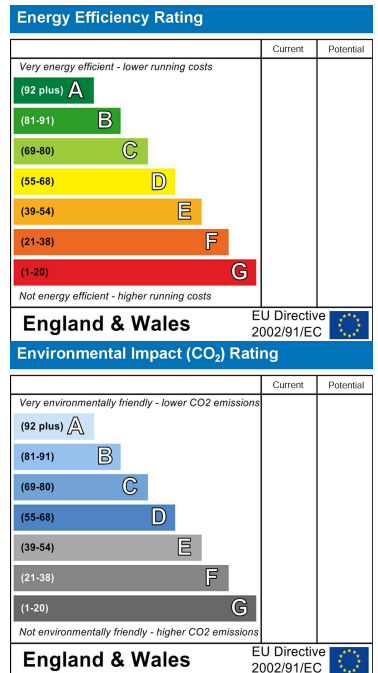


**Fifth Floor**  
 Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## Area Map



## Energy Efficiency Graph



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