



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.