



CHATTERTON | REES



**32 Lower Belgrave Street, London, SW1W 0LN**  
**Guide price £8,000,000**

An excellent Belgravia Townhouse just off Eaton Square. This house spans over 4000sqft and is a really great space for entertaining with plenty of reception rooms with the ground floor currently used for dining at the front with a large kitchen at the back that opens out and down onto a brilliant garden area, not always the easiest to find in such a central location.

The first floor has a further two reception rooms, a more formal room to the front with two balcony doors opening onto the street side with a large tv room to the rear of the property that overlooks the garden,

The upper floors have three double bedrooms with the primary suite taking the second floor with a separate walk-in wardrobe and roof terrace. The top floor has two further bedrooms and one bathroom

The lower floor has two bedrooms and two en suite bathrooms with the rear bedroom having direct access out onto the garden.

Lower Belgrave Street is a charming street of primialry period townhouses, Sloane Square, Knightsbridge and Victoria Station are only a short distance away with some very well know cafes, shops, and restaurants almost on your doorstep, this is a great place to live.



# Floor Plan

## Lower Belgrave Street, SW1W

Approximate Gross Internal Area = 3908 sq ft / 363.1 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 52 sq ft / 4.8 sq m  
 Vault = 43 sq ft / 4.0 sq m  
 Total = 4003 sq ft / 371.9 sq m

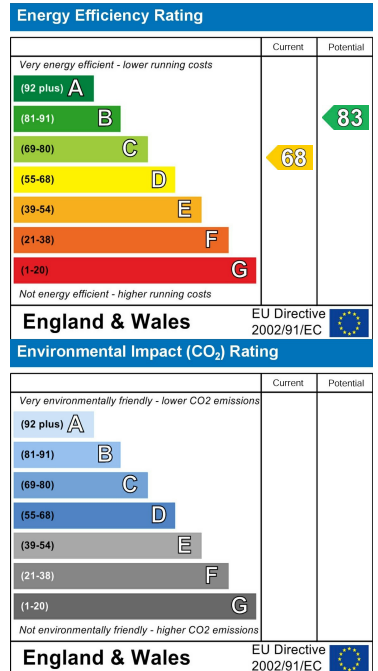


Illustration for identification purposes only, measurements are approximate, not to scale. (ID601322)

# Area Map



# Energy Efficiency Graph



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