



1 Ebury Square, Belgravia, London SW1W

Guide Price £3,390,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

This beautiful contemporary two bedroom apartment, set within the prestigious Belgravia development One Ebury Square.

This luxury property is finished to the highest specification and comprises a bright reception room boasting elegant décor and space for dining, as well as floor-to-ceiling windows flooding the room with natural light. The well appointed kitchen features ample storage and modern fixtures, including a separate utility room, modern integrated appliances and direct access to a private balcony. The principal bedroom features an en suite bathroom with a shower and a luxurious walk-through wardrobe, whilst the second bedroom (also with en suite) offers spacious accommodation with stylish built-in wardrobes and shelving. In addition, the property has a guest cloakroom and utility room.

Ebury Square is a prestigious development located in Belgravia, known for its village-like feel, fine restaurants, and boutiques. This modern block provides a 24 hour concierge service and a private residents' gym.

2 Bedrooms : En Suite Bathroom : En Suite Shower Room : Guest WC : Reception Room : Kitchen : Utility Room : 3 Juliet Balconies : Terrace : 24 Hour Concierge : Residents' Gym : EPC Rating A

Key Features

- 24 HOUR CONCIERGE
- 1ST FLOOR WITH LIFT
- TERRACE
- EPC A
- RESIDENTS GYM
- SECURE UNDERGROUND PARKING
- LUXURY DEVELOPMENT

Terms

Leasehold : 999 years from and including 1 January 2011 ie 984

Ground Rent : £1,771.18

Service Charge : £22,274.00

Council Tax Band :

EBURY SQUARE LONDON SW1

Gross internal area (approx.)
126 Sq m (1356 Sq ft)



First 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).

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.