



1, Ebury Square,  
Belgravia, SW1W

Guide Price £3,750,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Completed in 2014, Ebury Square is a prestigious newly constructed Belgravia development ideally located for Sloane Square, Victoria and the wealth of world class amenities on offer in the local area including the boutique shops on Elizabeth Street.

This superb duplex apartment has been interior designed and furnished to an exacting standard. It boasts a wonderful reception room affording good light with a dining area and open plan kitchen with fully integrated appliances. There is a large master bedroom suite, separate dressing area and en suite bathroom and a further second double bedroom with fitted wardrobes with en suite shower room. Both bedrooms have access to a private terrace. In addition there is a guest WC and more storage in the entrance hall. The flat further benefits from underfloor heating, air conditioning throughout and one secure underground parking space.

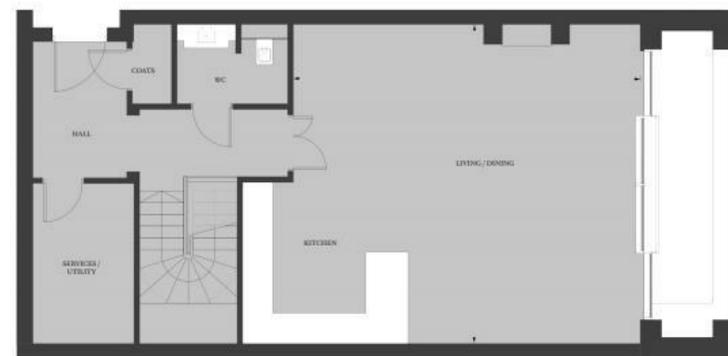
No. 1 Ebury Square is a highly regarded portered building offering a first class 24 hour concierge and security team. Residents in the building also have the benefit of access to the fully equipped private gym on the lower ground level.

## Key Features

- 24 HOUR CONCIERGE
- BUILT IN 2014
- EXCELLENT CONDITION
- LIFTS
- FULLY EQUIPPED GYM
- SECURE PARKING

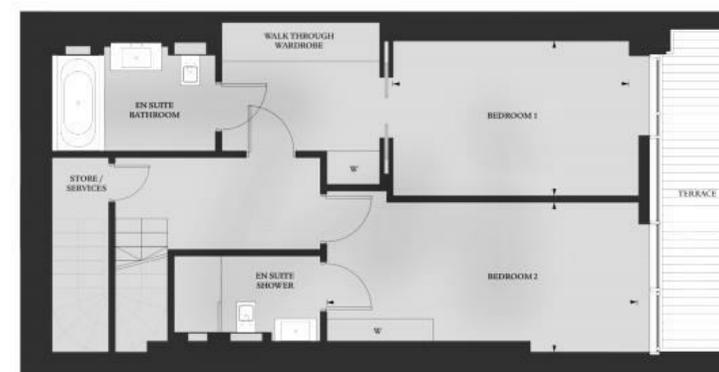
## Terms

Leasehold 999 years



### GROUND FLOOR

Living/Dining	21'0" x 23'2"	7100mm x 7070mm
Kitchen	11'8" x 11'4"	3590mm x 3450mm
Bedroom 1	14'1" x 12'2"	4280mm x 3700mm
Bedroom 2	18'7" x 10'0"	5660mm x 3050mm
<b>Total area</b>	<b>1,547 sq ft</b>	<b>143 sq m</b>



### LOWER GROUND FLOOR

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.