



1, EBURY SQUARE
LONDON, SW1W

Asking Price £11,750,000 Leasehold

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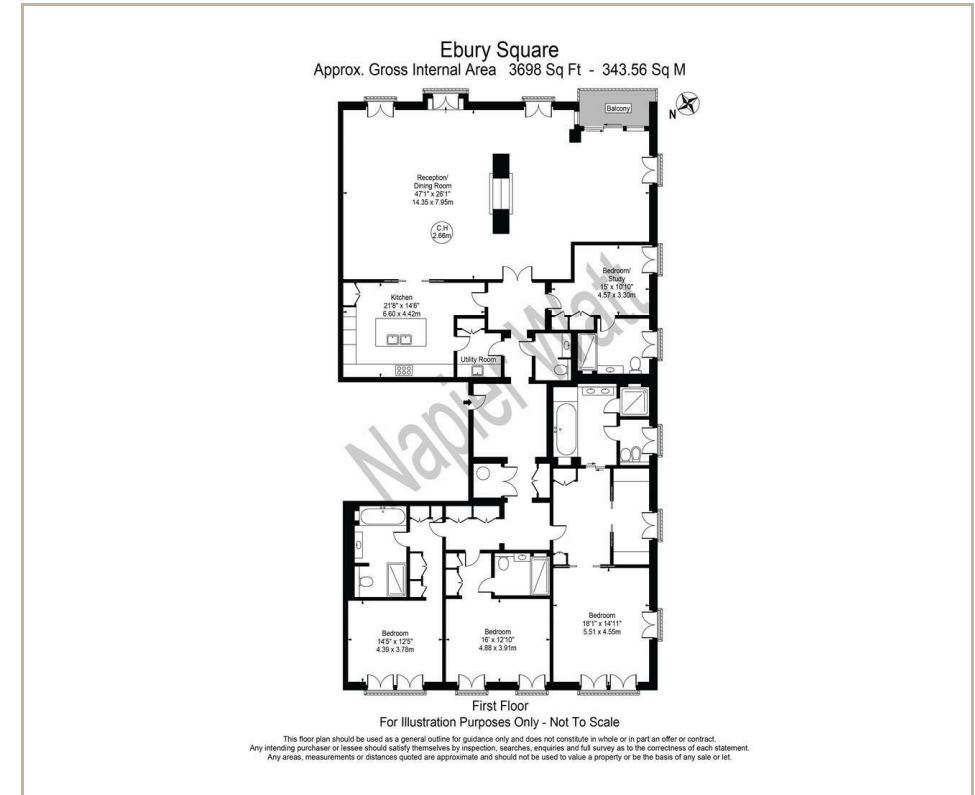
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Description

A beautifully designed second floor apartment within this exclusive newly built development in Belgravia. This immaculately presented apartment features a large principal bedroom with an ensuite bathroom and walk-in wardrobe, three further bedrooms all with ensuite bathrooms, a cloakroom, a separate kitchen and a large open plan living room/reception area. It also boasts a private terrace with views over Ebury Square. The kitchen is fully fitted with top-of-the-range appliances. The property also includes an underground secure 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. Ebury Square is 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. Transport links include Victoria Overground (0.5m) and Underground and Sloane Square (0.4m) offering the District and Circle Line underground lines.

3 Bedrooms : Bedroom 4/Study Room : 2 En Suite Bathrooms : 2 En Suite Shower Rooms : Guest WC : Reception Room : Dining Room : Kitchen : Storage in Basement : Residents' Gym : Communal Gardens : Terrace : Parking : 24hr Concierge



TERMS

Leasehold : 999 years from 1 January 2011
Service Charge £24,032 per half years

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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