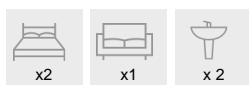




2 BEDROOM APARTMENT FOR SALE IN LONDON

Offers in region of **£1,700,000**

REF: 2998276



PROPERTY FEATURES

Quietly located on the 7th and 8th floors of this prestigious purpose-built apartment building, the first impressions of this 2 bedroom, 2 bathroom property can be summed up simply with the words “tranquility” and “sunlight”.

As you enter the apartment on the 7th floor, the reception hall leads to a spacious living room enjoying double-aspect windows to the south and east. A glazed door leads to a south-facing terrace of generous proportions which is therefore suitable for ‘al fresco’ dining. The breakfasting kitchen is extremely well-equipped with a full range of appliances. A guest WC and cloakroom also leads from the hall as does the staircase to bedrooms and bathrooms above. Both bedrooms have fitted wardrobes and windows facing south. The master bedroom has an en-suite full-size bath tub with shower above while a family bathroom leading from the landing has a large walk in shower

Two lifts, a 24/7 concierge desk and a secure parking space below the building all add convenience to the way of life at 55 Ebury Street. An annual service charge and sinking fund of £7,868 considered reasonable, given the communal facilities. As well as a very long lease, this apartment comes with a share of the freehold. The current Energy Performance Certificate has a reading of D.

Step Outside

Close to the junction of Ebury Street and Lower Belgrave Street, this development is only 250 metres from the Victoria coach and mainline train stations, including District & Circle and Victoria underground lines. Gatwick and Heathrow airports are therefore 30 minutes and 45 minutes travel time away respectively. Travel to the City, Canary Wharf and the West End is even less.

Belgravia enjoys a prestigious “village atmosphere” with high quality restaurants,

bars, cafes, traditional London pubs, supermarkets and individual boutiques all within easy walking distance.

Seller's Insight

"Our apartment is a wonderfully bright, mostly south-facing unit with two bedrooms and two bathrooms, plus a guest WC. We have owned it for over 20 years and always been happy here. We have found it a quiet and private place and always loved the concept of 'going up to bed'. The block is very secure with 24-hour/7 day a week porter control. The eight staff are always very helpful and polite, whatever the hour of day or night. The apartment has the wonderful benefit of its own allocated parking space in the secure residents' car park beneath the building.

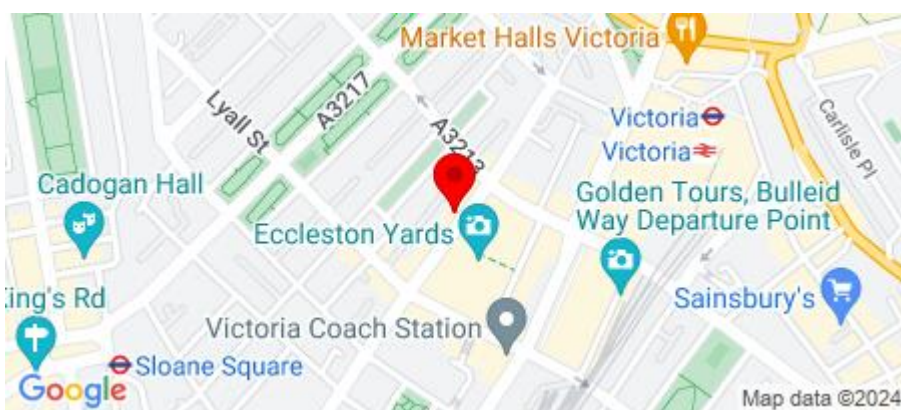
The apartment is located close to wonderful shopping areas, whatever your taste, being only 15 minutes from Sloane Square, the Kings Road, Harrods, Harvey Nicholls the new Victoria shopping complex and individual boutiques along Elizabeth Street. For food and entertaining the choice is endless. Santini, The Olivio Group, Ken Lo's, Le Poule au Pot and Pataka, to name but a few. We also have a Waitrose supermarket, a huge Sainsburys and Partridges close by.

For sightseeing, culture and recreation we are spoilt for choice. The numerous theatre locations of Central London can all be reached easily, including three only a few steps from Victoria Station. There are The Royal Palaces, The Mall, Piccadilly Circus, Trafalgar Square, St James' Park, Hyde Park and Tate Britain. Leisure cruises on the River Thames from Westminster Pier will take you upstream to Kew Gardens and Hampton Court and downstream to the Tower of London and Greenwich".

PROPERTY PHOTOS



LOCATION



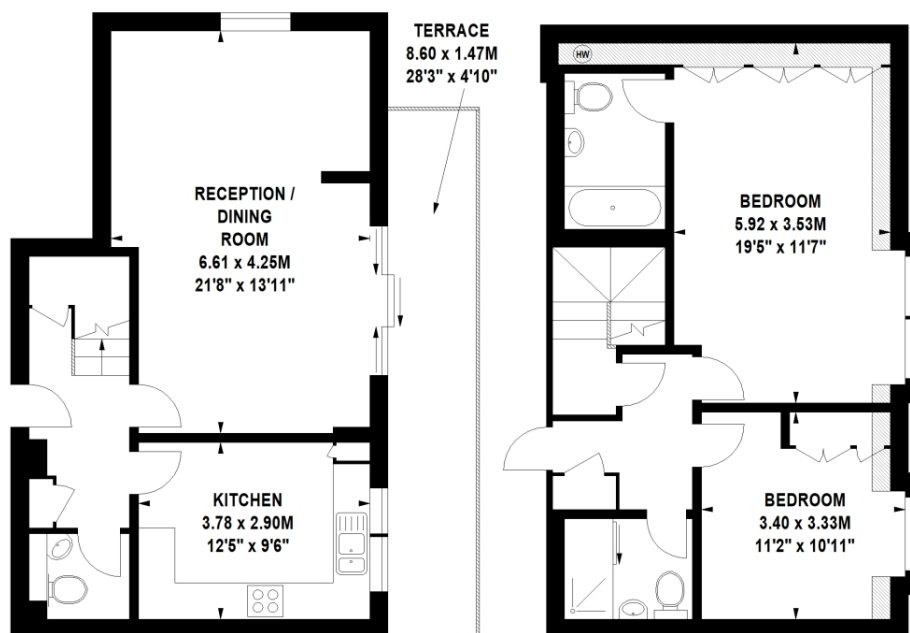
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

Ebury Street, SW1

Approximate Gross Internal Area 101 sq m / 1087 sq ft
Including Eaves Storage of 2 sq m / 22 sq ft



Seventh Floor

Eight Floor

Floor Plan produced for Andrew Reeves by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable