



3 BEDROOM APARTMENT FOR RENT IN BELGRAVIA

£2,000 pw +fees



REF: 3106865

PROPERTY FEATURES

- Prestigious Belgravia Location
- 24 Hour Concierge
- Two balconies
- Service Charge - £11,200.00
- Lease - approx. 167 years remaining
- EPC Rating - C

As you enter this well-proportioned second floor lateral apartment the generous floor-space is immediately evident. Consisting of over 1500 square feet (140 square metres), it is well above the average size of most apartments in this prestigious development.

The reception room measures 23 feet by 20 feet (over 7m x by 6m) and has west-facing windows and a covered balcony. This room provides ample seating space as well as a dining area conveniently close to the kitchen which has recently been refurbished and fully fitted. A second balcony from the far end of the kitchen faces east so is ideal for an al fresco breakfast and morning coffee.

The master bedroom measures 18 feet by nearly 14 feet (nearly 6m by over 4m) and has a fully equipped bathroom en suite comprising a full-size bath and separate shower cubicle. Two further double bedrooms have large east-facing windows and fitted wardrobes. One also has an ensuite shower room, with a third family shower room/WC leading from the hallway.

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 shops all within

easy walking distance.

Elizabeth Street

- Thomas Cubitt – a gastro pub with excellent food and a great atmosphere.
- Peggy Porschen – the world's most famous cupcakes, served with a choice of tea and coffee
- Philip Tracey – where to buy the most fashionable and unique hat for Royal Ascot

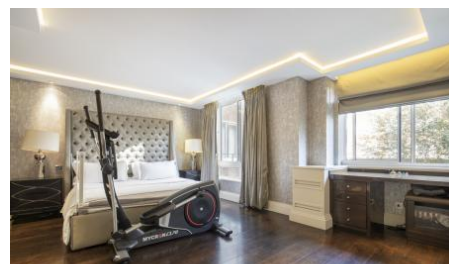
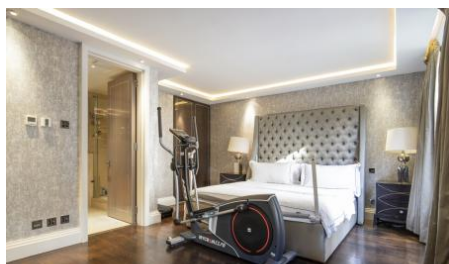
Ebury Street

- Santini, 29 Ebury Street – Classic Italian food with Venetian specials offering the 'al fresco' option
- PATAKA, 52 Buckingham Palace Road - authentic Indian cuisine with a super twist
- Le Poule au Pot, 231 Ebury Street – exquisite French restaurant, with genuine Parisian charm”

Orange Square & Pimlico Road

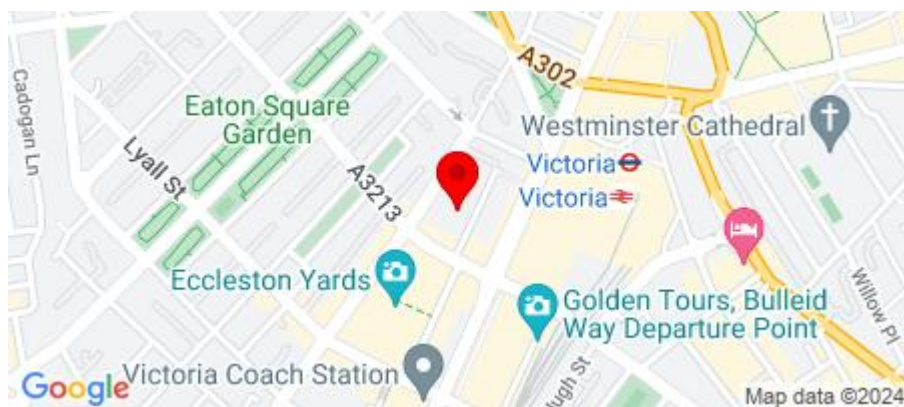
- The Orange – very presentable, recently refurbished pub and restaurant, offering wild boar soup with chorizo followed by wood-oven pizza
- Daylesford Organics - Chic, all-day cafe-deli with marble-topped tables, for seasonal organic plates and salads.
- Fine Art shops, galleries and antique furniture stores for a fascinating browse around on a drizzly afternoon


PROPERTY PHOTOS



LOCATION

EPC

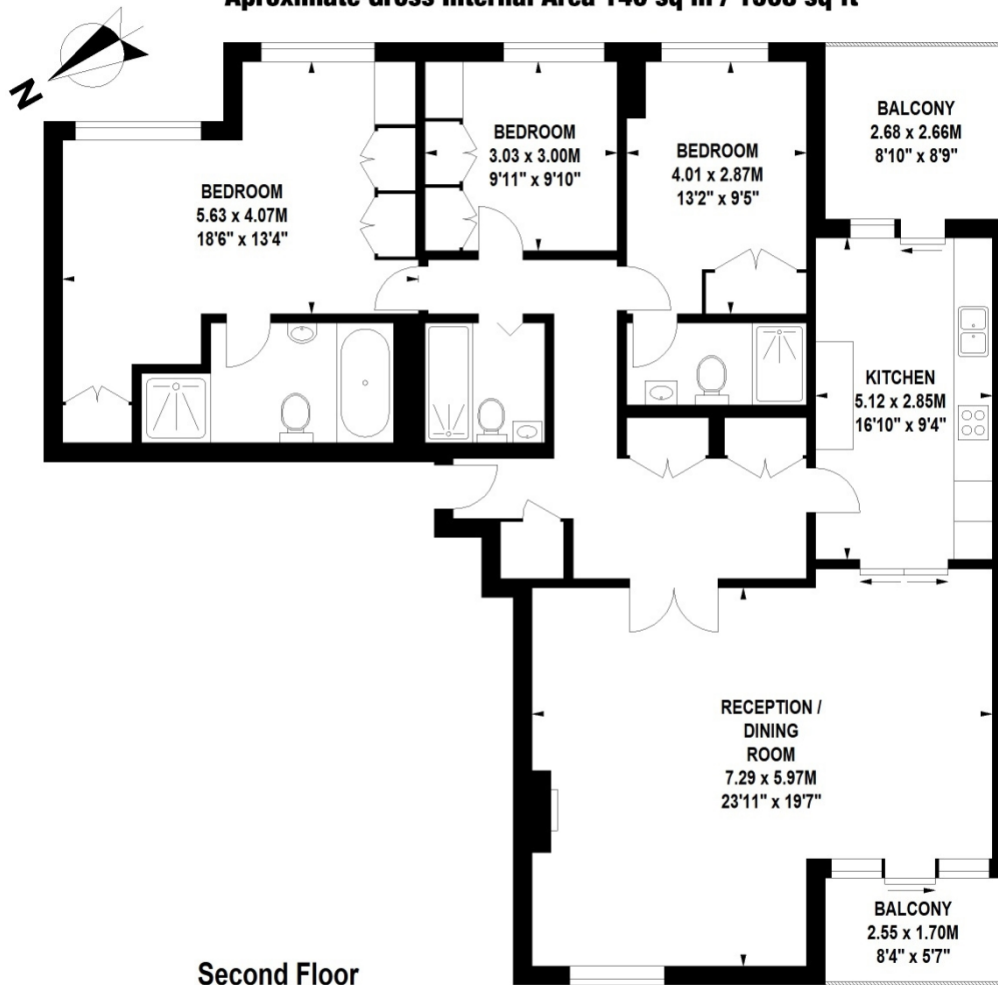


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	78	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

FLOORPLANS

Ebury Street, SW1

Aproximate Gross Internal Area 140 sq m / 1508 sq ft



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