



Chester Row

BELGRAVIA SW1

A stucco-fronted Grade II listed Belgravia four-bedroom town house with terrace and garden on the south side of this prime London address

This super house in Chester Row is well-presented, well-arranged and measures approximately 2,603 sq ft. This handsome property successfully combines minimalist style with period features to maximise light and space. Exceptionally, some of the original 19th century floor boards and working shutters remain in situ.

The house provides generous and straightforward accommodation with emphasis on flexible family living. Special features include an open-plan kitchen/dining room, a classic first floor drawing room, a secondary sitting room/media room opening straight out into the garden, a south-east facing decked terrace with pretty views over neighbouring gardens, and a paved southeast-facing garden.



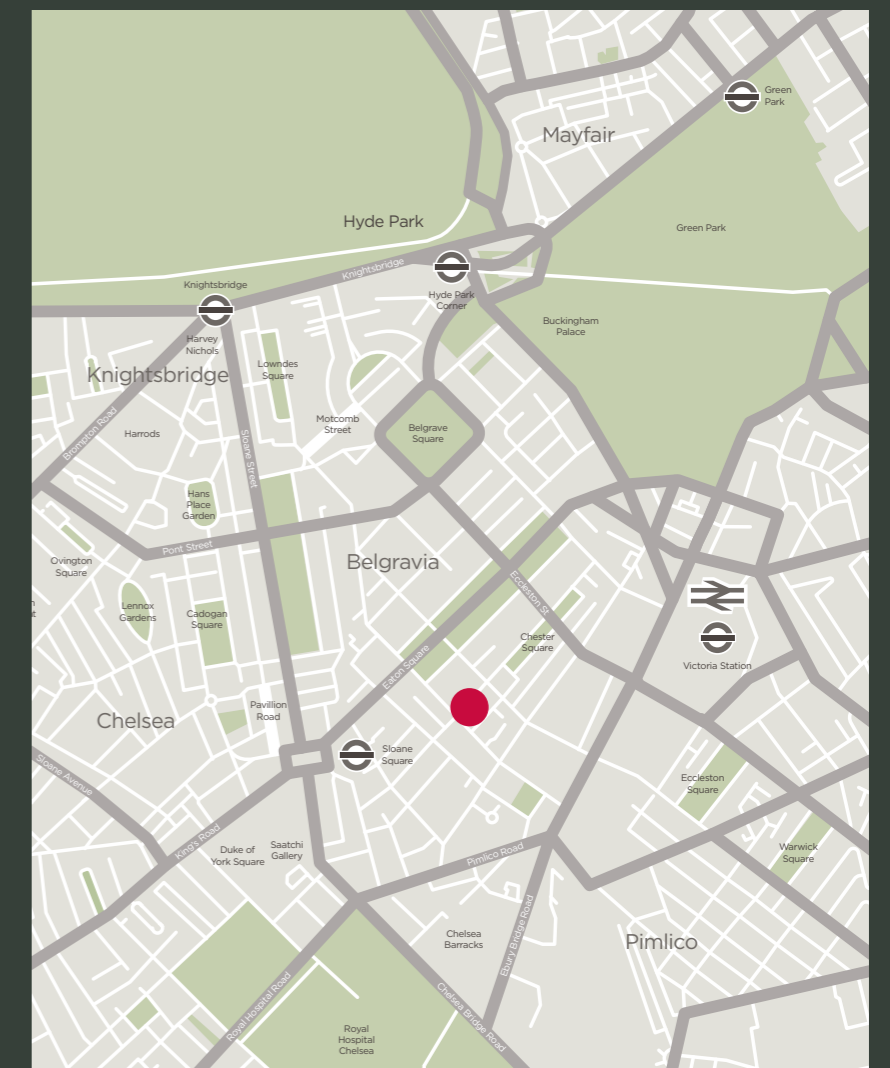


Location

Chester Row is a pretty Belgravia street, made up of stucco-fronted houses, to the south of Eaton Square. This ideal location benefits from a splendid array of local boutiques, shops and restaurants on Elizabeth Street, Pimlico Green, Kings Road and Sloane Square. The chic retailers of Eccleston Yard, the galleries and antique shops of Pimlico Road are also nearby. Sloane Square underground is 0.2 miles away. Victoria mainline and underground stations are 0.5 miles away.

Chester Row is in the heart of the Belgravia conservation area so eligible, upon application, for access to Belgrave Square gardens and tennis court, subject to certain conditions laid down by the Grosvenor Estate.

Furthermore there are excellent schools in close proximity such as Garden House, Eaton House, Eaton Square, Francis Holland, The Knightsbridge School, Sussex House and Hill House.





Accommodation

- Entrance hall
- First floor drawing room
- Dining room
- Kitchen
- Sitting room/media room opening straight into garden
- Study
- Principal bedroom with bathroom en suite
- Three further bedrooms
- Two further shower rooms
- Cloakroom
- Utility room
- Excellent storage throughout
- Decked terrace
- Paved garden
- Internal vault
- External vault
- Separate street entrance
- Independent gas central heating and hot water



Energy Efficiency Rating	
Current	Potential
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

68 78

England & Wales

Total Approximate Gross Internal Area

2,603 sq ft
241.84 sq m

Including External Vault
61 sq ft / 5.67 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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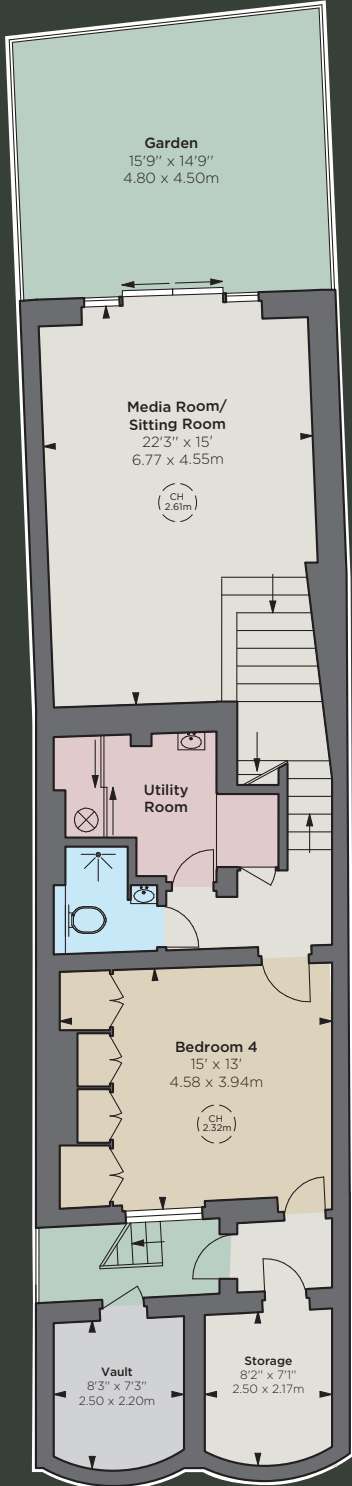
Tenure
Freehold

Local Authority
City of Westminster

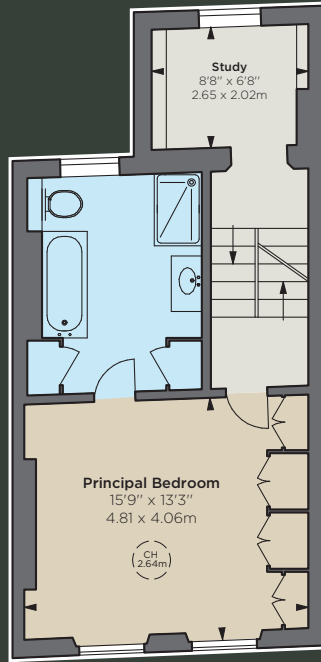
Council Tax
Band H

EPC
Rating D

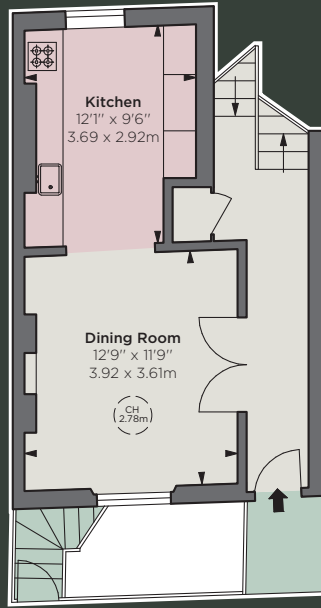
Asking Price
£5,950,000



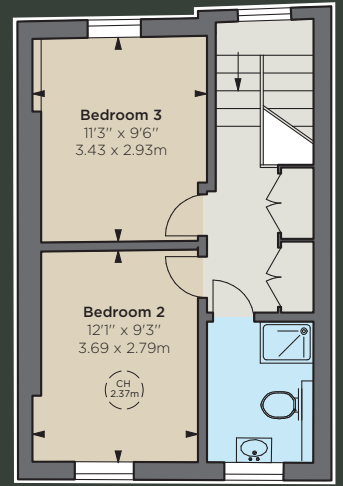
Lower Ground Floor



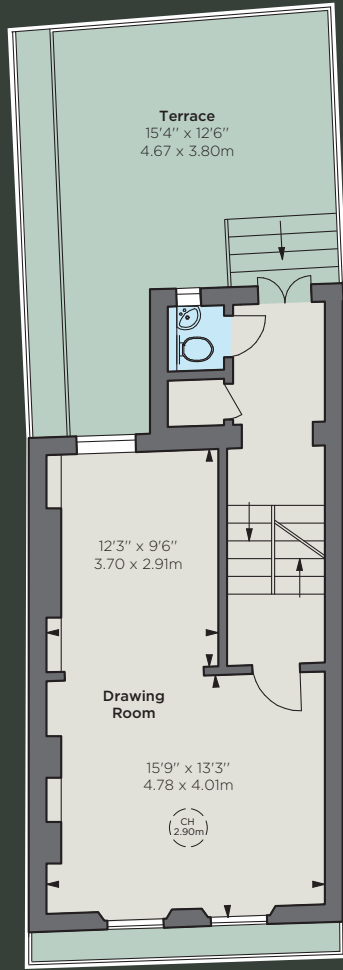
Second Floor



Ground Floor



Third Floor



First Floor

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