



A SPACIOUS TWO-BEDROOM MAISONETTE IN THIS BELGRAVIA PERIOD CONVERSION

LYALL STREET, LONDON SW1

Guide Price £2,075,000,

- Spacious reception room
- Two double bedrooms, one en suite
- Additional bathroom
- Fantastic Belgravia location
- Bright and well-presented

Knightsbridge Flats

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Description

The flat opens on the ground floor to a large reception room featuring hardwood floors and exposed brick, as well as space for a small dining room. Also on the ground floor is a double bedroom with an immaculate en suite bathroom and a well-appointed kitchen. The master bedroom occupies the entirety of the lower ground floor, which benefits from built in storage and access to its own bathroom.

Tenure

Leasehold (Approximately 957 years remaining)

Local Area

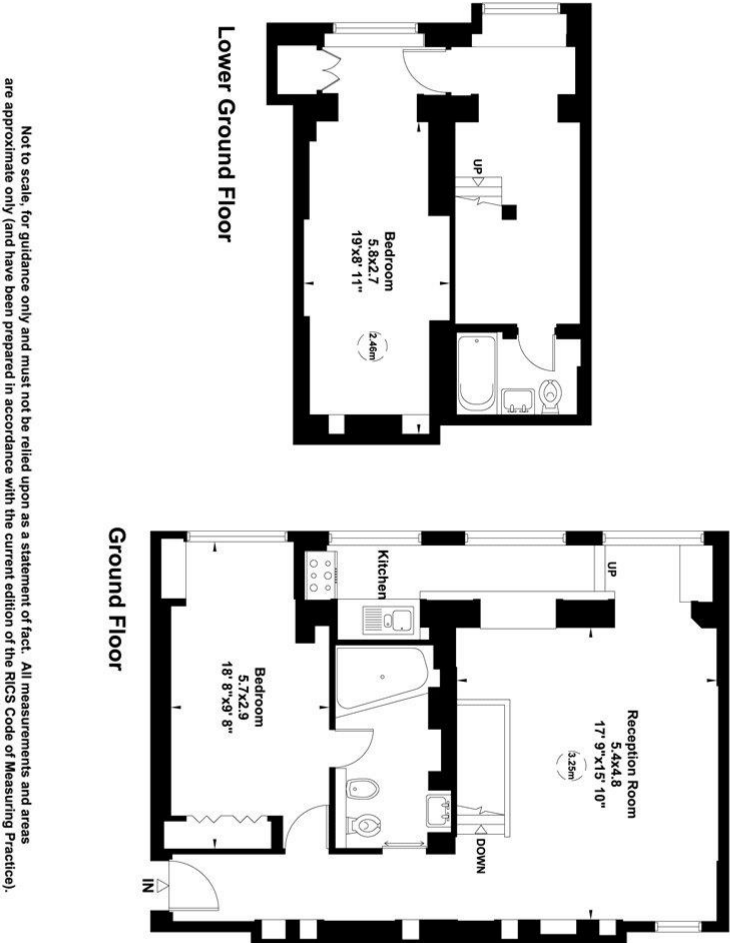
Lyall street runs south from Pont Street to Eaton Square, just 0.3 miles from Sloane Square Underground station (district and circle lines) and 0.5 miles from Knightsbridge station, Harrods and Harvey Nichols. In addition, it is close to the various shops, restaurants and boutiques of the Kings Road. Steeped in history, 4 Lyall Street was the headquarters of famous master builder Thomas Cubitt, who developed the street in 1839.

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FLOORPLANS

Gross internal area: 1178 sq ft, 109 m²

Lyall Street, SW1
Gross internal area (approx.)
109 Sq m (1178 Sq ft)
For identification only, Not to Scale
capital. 020 8671 7722



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	