

A SPACIOUS, THREE BEDROOM TOWNHOUSE IN BELGRAVIA NOW IN NEED OF RENOVATION.

KINNERTON STREET, LONDON SW1

Guide Price £2,500,000, Freehold

- Reception room
- Three bedrooms (two en suite)
- Private patio
- Spacious Kitchen
- Excellent Belgravia location
- EPC Rating = D

Knightsbridge Flats

William Hughes-Ward
william.hughesward@savills.com
+44 (0) 20 7581 5234

savills.co.uk

Description

Set over three floors, this light Belgravia townhouse comprises an open plan kitchen with a dining area that leads directly to a private patio garden. The house has three large double bedrooms, two of which have en suite bathrooms. The master suite also enjoys access to a small roof terrace. The property is clean and well maintained but would now benefit from an updated décor.

Tenure

Freehold

Local Area

Kinnerton Street is a secluded residential street in central Belgravia with easy access to an excellent range of local amenities. Motcomb Street is just 500 yards away and offers a plethora of designer shops, restaurants and an excellent supermarket.

The nearest station is Knightsbridge underground (Piccadilly line) only 0.6 miles away. In addition, the house is just 0.8 miles from the travel facilities of Victoria Station.

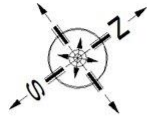
savills

FLOORPLANS

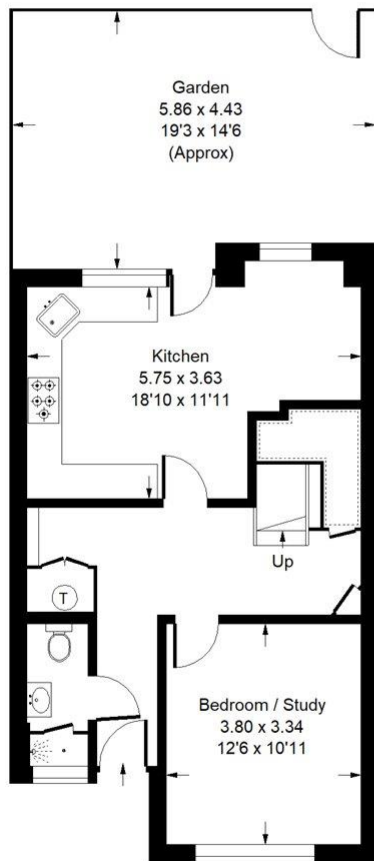
Gross internal area: 1673 sq ft, 155.4 m²

Kinnerton Street, SW1

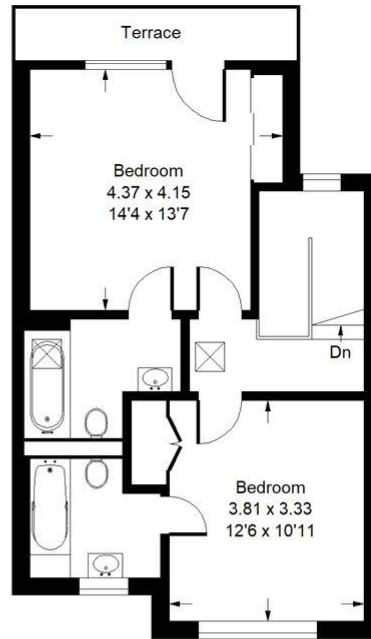
Approx. Gross Internal Area
155.4 sq m / 1673 sq ft



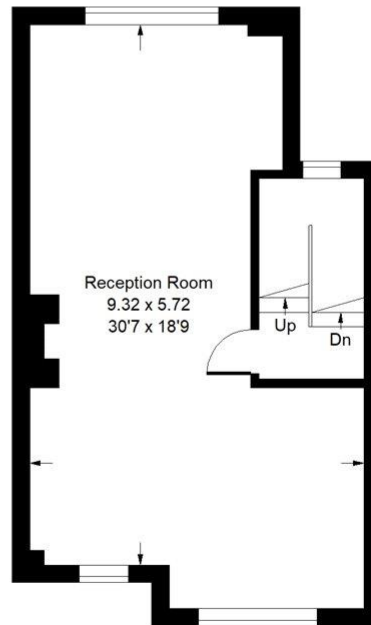
= Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190423EBEL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	