



A stylish and spacious two bedroom flat with views over Buckingham Palace Gardens.

Grosvenor Gardens, London, SW1W

£1,075,000 Leasehold (75 years remaining)



- Reception room with high ceilings
- Open plan kitchen with dining space
- Two well-proportioned bedrooms, one en suite.
- Access to a balcony and communal terrace
- Exceptional pied a terre close to Victoria station

Local Information

Grosvenor Gardens runs from Grosvenor Place to Buckingham Palace Road. Steeped in history, the area is home to many beautiful listed buildings in addition to the enchanting and well-maintained parks. Ideally located for the numerous amenities of Victoria, the property is also a short distance to the stunning Elizabeth Street, famed for its cobbled roads and fantastic eateries. The nearest station is Victoria, just 0.2 miles away.

About this property

This charming fourth floor flat features a bright reception room and open plan kitchen, with high ceilings and space for a dining area. The two well-proportioned bedrooms both feature built in wardrobes, with the principal bedroom enjoying an en suite bathroom, and the second bedroom offering access to a shower room and a non-demised balcony which in turn leads to a communal terrace. In addition, the property benefits from a lift and spectacular panoramic views of London, including the Shard, Buckingham Palace Gardens and the London Eye.

Tenure

Leasehold (75 years remaining)

Local Authority

City of Westminster

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office.
Telephone: +44 (0) 20 7581 5234.





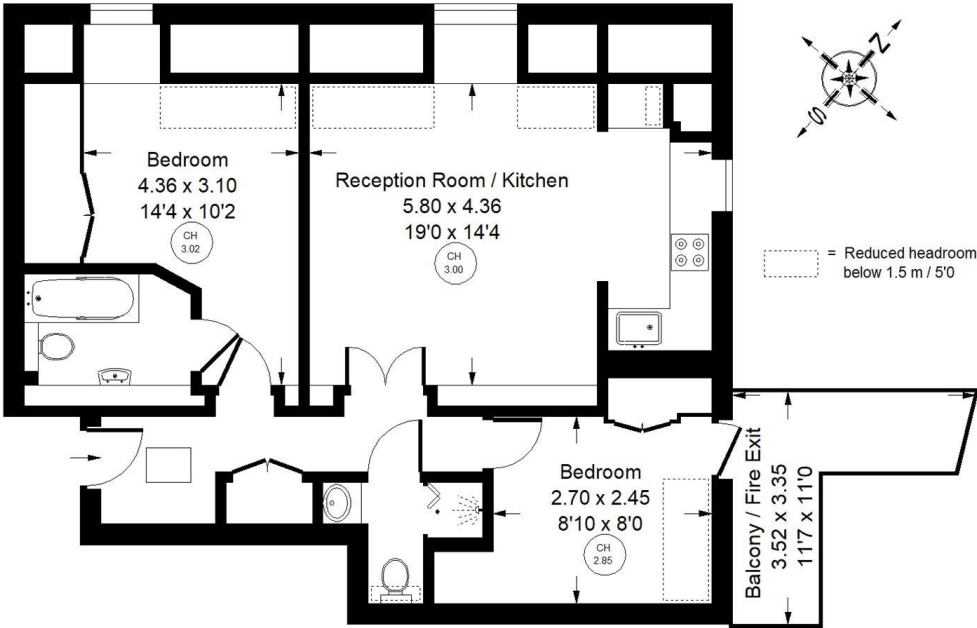
Grosvenor Gardens, London, SW1W
Gross Internal Area 734 sq ft, 68.2 m²

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Grosvenor Gardens, SW1

Approx. Gross Internal Area
68.2 sq m / 734 sq ft



Fourth 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.

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	55	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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