



A well-presented three-bedroom apartment in this ideally located portered block in Belgravia

Kinnerton Street, London, SW1X

Guide Price £1,950,000 Share of Freehold (Lease Expiry January 3007)





- Freshly decorated and immaculately presented.
- Modern, open plan kitchen/reception room.
- Principal bedroom with en suite shower room.
- Two further double bedrooms and a guest bathroom.
- Ideal location in portered block in Belgravia.

#### Local Information

Ideally situated in between Motcomb Street and Lowndes Square, Greville House benefits from proximity to Hyde Park and the numerous amenities of Sloane Street, and only 0.4 miles to Knightsbridge underground station (0.6 miles to Sloane Square station).

#### About this property

This beautifully redecorated ground floor flat comprises 1,148 sq ft of well-laid out accommodation in a highly regarded portered block in Belgravia. There is a spacious modern open-plan kitchen/reception room with ample space for a dining area, and three well-proportioned double bedrooms (one en suite), with a further bathroom and built in storage throughout

#### Tenure

Share of Freehold (Lease Expiry January 3007)

#### Local Authority

City of Westminster

#### Council Tax

Band = H

#### Ground Rent

A Peppercorn

#### Service Charge

Approximately £9,145.46 per annum (includes reserve fund)

#### 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.





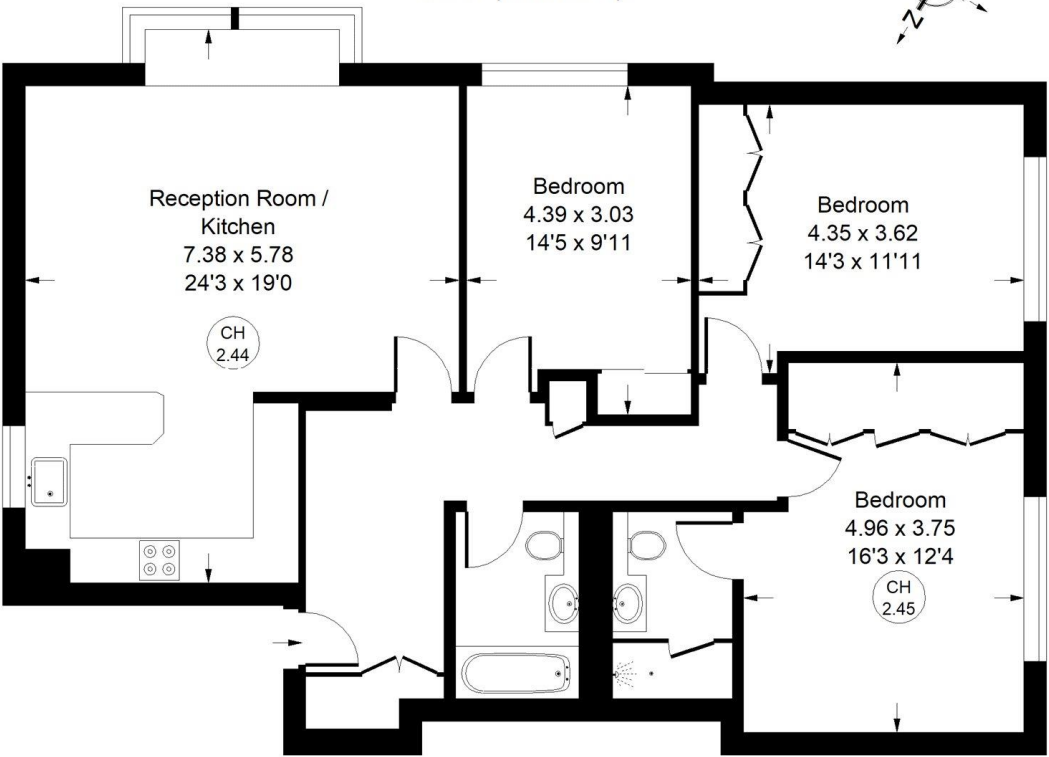
Kinnerton Street, London, SW1X  
Gross Internal Area 1148 sq ft, 106.7 m²

 savills | savills.co.uk

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


## Greville House, SW1

Approx Gross Internal Area  
106.7 sq m / 1148 sq ft



Ground 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	56	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

**Important Notice** Savills, its 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, photographs 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. 20221123EBEL

