



# A contemporary two bedroom flat in the heart of Belgravia.

Halkin Street, London, SW1X

£1,150,000 Leasehold





- Modern reception space with open-plan kitchen
- Immaculate principal bedroom suite
- Further bedroom and bathroom
- Ideal location moments from Belgrave Square

**Local Information**

Halkin street is located between beautiful Belgrave Square and Buckingham Palace, offering easy access to both Knightsbridge and the West End. The nearest station is Hyde Park Corner (approximately 290 yards away), with Victoria Station (mainline and underground) approximately 0.6 miles away.

**About this property**

This well-presented third floor flat comprises a spacious reception room and modern open-plan kitchen with a dining area. The principal bedroom offers built-in wardrobes and an immaculate en suite bathroom, whilst the additional bedroom has use of a further bathroom.

**Tenure**

Leasehold (A new 125 year lease will be issued upon completion)

**Service Charge**

£2,170.14 for the year ending 31<sup>st</sup> December 2021

**Ground Rent**

A peppercorn

**Local Authority**

City of Westminster

**Energy Performance**

EPC Rating = D

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Sloane Street Office. Telephone: +44 (0) 20 7730 0822.



Halkin Street, London, SW1X  
 Gross Internal Area 715 sq ft, 66.42 m<sup>2</sup>

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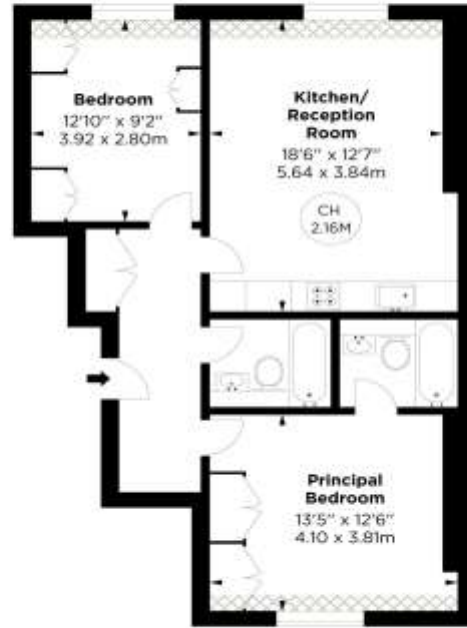
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### Halkin Street, SW1

APPROX. GROSS INTERNAL AREA \*  
 715 Sq Ft - 66.42 Sq M  
 (INCLUDING 3.62 SQM OF UNDER 1.5M AREA)

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
 CH - Ceiling Height  
 ☒ - Under 1.5m



THIRD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(91-91)	B		
(89-90)	C		
(85-88)	D	61	63
(79-84)	E		
(71-78)	F		
(1-70)	G		
Not energy efficient - higher running costs			

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