



## A superb three bedroom apartment

**Belgrave Mansions, Belgrave Gardens, London, NW8**

£1,500,000 Leasehold (approximately 152 years remaining)



- Newly refurbished • High ceilings • Three double bedrooms • Quiet and desirable secure block • Separate kitchen • Long lease

### About this property

An opportunity to acquire a beautifully presented and very bright lateral apartment situated on the second floor of a mansion block. The apartment which has high ceiling volumes throughout has been refurbished to an exceptional standard and consists of the principle suite, two further large double bedrooms, a family bathroom, a delightful reception room leading onto a charming balcony and a separate kitchen. The property further benefits from a long lease and residents parking.

### Local Information

Belgrave mansions is a handsome mansion block situated on Belgrave Gardens which is a quiet residential street. The apartment is 0.9 miles away from St John's Wood High-Street and it's wide variety of amenities. 0.4 miles away from the highly regarded American School in London and 1.2 miles away from the open green spaces of Regents Park. The nearest tube station is St Johns Wood Tube (Jubilee Line) which is 0.6 miles away from the property.

### Tenure

Leasehold (approximately 152 years remaining)

### Local Authority

Westminster City Council, Bi-Borough Shared Legal Services

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office. Telephone: +44 (0) 20 3043 3600.





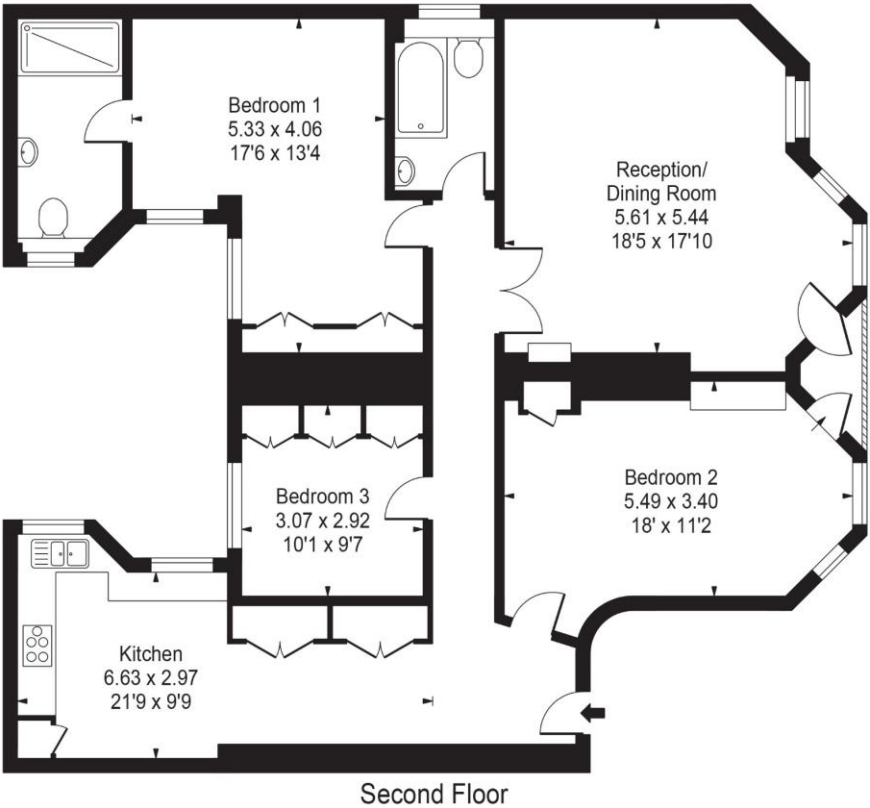



Belgrave Mansions, Belgrave Gardens, London, NW8  
Gross Internal Area 1303 sq ft, 121.1 m²

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Belgrave Mansions  
Gross Internal Area(Approx)  
Total = 121.05 Sq m / 1303 Sq ft  
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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