



CHAPEL STREET
BELGRAVIA

A HARRIS ASSOCIATES MAGAZINE POWERED BY HARRIS STUDIOS

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A ONE-OF-A-KIND *FREEHOLD* *TOWNHOUSE* WITH CONSENT FOR A *LIFT, HOME SPA AND CINEMA.*

10 Chapel Street presents a **rare opportunity** to create a truly exceptional Belgravia residence. The house is currently in an unmodernised condition and has Local Authority consent to create a residence of of 3,595 sq ft with the benefit of a lift and a newly designed basement leisure suite, **this freehold townhouse offers the potential to deliver a super-prime home of unparalleled quality.**

All interior photos in this magazine are for illustrative purposes only. They are intended to show how the house could look and do not reflect the current condition of the house.

Perfectly positioned in the **heart of Belgravia**, 10 Chapel Street combines architectural elegance with modern potential, setting a **new benchmark for refined London living.**

LUXURY LIVING



Photography provided by the talented Interior Designer, Lucy Goldbart

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CHAPEL



STREET

This enchanting unlisted family house, dating from the early 19th century, exudes timeless charm with its traditional brick construction and classic slate-tiled pitched roof.

Spread across a lower ground, ground floor and four upper levels, the home also benefits from a bright southeast-facing patio garden at the rear - a rare, peaceful outdoor retreat in the heart of the City.

THE POTENTIAL

The current layout follows a traditional configuration, with the dining room and kitchen located in the basement and a beautifully appointed drawing room on the first floor. Five spacious bedrooms provide generous accommodation, offering plenty of room for family living or entertaining guests.

This wonderful property presents an exciting opportunity to personalise and modernise, blending historic character with contemporary comforts. Planning consent has recently been granted by the City of Westminster (dated 25th July 2025, ref 25/01535, and runs for three years from this date) for a thoughtfully

designed basement extension, including the replacement of the existing conservatory with a stylish single-storey lower ground floor extension. The plans also include new windows to the rear elevation and the addition of skylights to the main roof, flooding the home with natural light.

A key feature of the proposed renovation is the installation of a lift servicing all floors from the new basement to the fourth floor, making the home fully accessible and perfectly suited for modern family life.

Once complete, the house will extend to approximately 3,595 square feet, offering

Photography provided by the talented Interior Designer, Lucy Goldbart



spacious, elegant living in one of London's most desirable locations.

This is a rare opportunity to create a spectacular family home that marries classic elegance with innovative design. An exceptional residence full of potential and promise.



THE OPPORTUNITY

This is a unique opportunity to transform this townhouse into a spectacular family home in *one of London's most iconic locations.*



CGI rendering for illustrative purposes only.

PRIMARY BATHROOM



CGI rendering for illustrative purposes only.

WALK-IN WARDROBE



PRIMARY BEDROOM

Please note CGIs are for illustration purposes only and are not to scale.

SPA WITH SAUNA AND MASSAGE ROOM

There is also the opportunity to have a cinema room and spa in the basement areas as well as a lift that provides access to all floors.



LUXURY LIVING

With history, culture and an unrivalled lifestyle and hospitality offering on your doorstep there is nothing you could ever want that Belgravia cannot offer. The asset provides the potential to create a five bedroom home entirely to your specification and taste. The house also boasts its own private terrace with close access to external green spaces such as the exclusive Belgrave Square Gardens and its sought-after tennis courts. Access and use of Belgrave Square gardens is at the discretion of Grosvenor Estate and there is an annual charge of £650 plus a £100 joining fee for the current year.



CGI rendering for illustrative purposes only.

CINEMA ROOM



CGI rendering for illustrative purposes only.

OPEN-PLAN KITCHEN AND LIVING ROOM, OPENING UP TO OUTDOOR TERRACE

Please note CGIs are for illustration purposes only and are not to scale.



10

LOCATION & CONNECTIVITY

Next to the prestigious Belgrave Square and Buckingham Palace Gardens, this residence enjoys an enviable location in one of London's most celebrated neighbourhoods.

A NEIGHBOURHOOD OF TIMELESS ARCHITECTURE AND MODERN ENERGY

Belgrave Square itself is regarded as one of the grandest and most imposing garden squares in London. Spanning an impressive 10 acres, this magnificent private garden square is surrounded by some of the most famed and valuable residences in the United Kingdom. As a privileged resident on the Grosvenor Estate, exclusive access is granted to the immaculate gardens and tennis courts, offering a serene and secure sanctuary in the heart of the City. The presence of several embassies within Belgrave Square further enhances the area's reputation for privacy and security.

The **world-class shopping destinations** of Knightsbridge, Sloane Street and Kings Road are all within easy reach, while the vibrant café culture of nearby Motcomb Street and Elizabeth Street provides an inviting social scene.

Situated on the **eastern edge of Belgravia**, the home is only 0.2 miles from the green expanses of Hyde Park, the sophistication of Mayfair and the bustling excitement of the West End.

Convenient transport links include Hyde Park Corner Underground station (Piccadilly line) just 0.3 miles away and Victoria station (Victoria, Circle and District lines, plus national rail services) a mere 0.5 miles from your doorstep.

A WORLD CLASS SHOPPING DESTINATION ON YOUR DOORSTEP.





LIFE IN BELGRAVIA IS DEFINED BY A QUIET SOPHISTICATION

Just moments from your doorstep, **Motcomb Street** sets the tone with **Café Kitsuné's** Parisian coffee culture and the understated glamour of **Mina's**, where locals gather for lunches.



For those seeking the ultimate shopping experience, **Sloane Street** is London's answer to the **Avenue Montaigne** - home to **Chanel, Prada and Tiffany & Co.**, as well as a collection of flagship boutiques.

CAFÉ KITSUNE



Strolling **Pavilion Road**, you'll find a plethora of independent delis, artisan bakeries and intimate restaurants creating a village-like charm in the heart of the City.

Wellness and culture intertwine at **Eccleston Yards**, a hidden enclave of creativity and calm, where **Amie Wine Studio** hosts evenings of fine wine and conversation and **Sentirè Pilates, Barry's Bootcamp and Psycle** define the area's fitness scene.

For moments of reflection, the manicured lawns of **Belgrave Square Garden** provide a private retreat, while cultural icons like the **Saatchi Gallery** and **Cadogan Hall** offer art, music and inspiration. Just beyond, **The Peninsula Hotel** stands as a new beacon of global luxury, a symbol of Belgravia's ever-evolving prestige.



THE PENINSULA HOTEL



SAATCHI GALLERY



LOCATION & LIFESTYLE

10 Chapel Street is an exceptionally desirable address, perfectly positioned amidst world-renowned designer boutiques, exquisite high-end restaurants, distinguished museums and iconic department stores such as Harrods and Harvey Nichols.





HISTORY OF BELGRAVIA

Belgravia's distinguished heritage dates back to the early 19th century, when it was masterfully developed by Thomas Cubitt following a special Act of Parliament in 1826.

Today, Belgravia epitomises refined London living - an exclusive enclave renowned for its sophisticated charm, beautiful white stucco terraces and leafy squares.

It is a coveted sanctuary for those seeking both privacy and prestige in the heart of one of the world's most vibrant capitals.



EXISTING

Existing Lower Ground Floor Plan



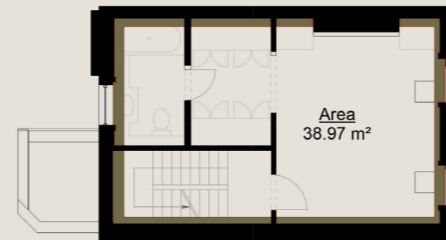
Existing Ground Floor Plan



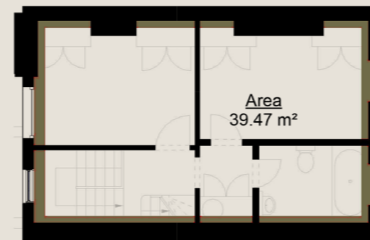
Existing 1st Floor Plan



Existing 2nd Floor Plan



Existing 3rd Floor Plan



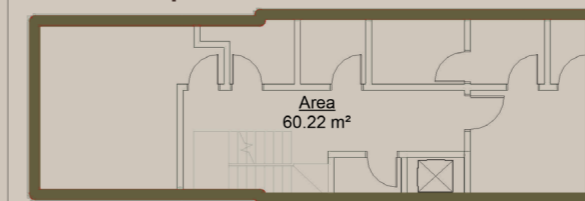
Existing 4th Floor Plan



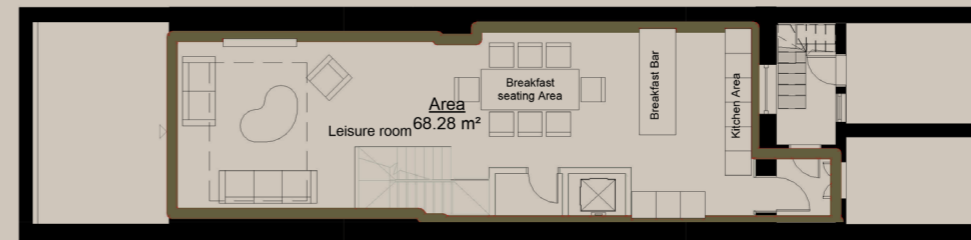
Level	Area (m ²)	Area (sqft ²)
4th Floor FFL	34	366
3rd Floor FFL	39	420
2nd Floor FFL	39	420
1st Floor FFL	42	452
GF FFL	42	452
LGF FFL	86	926
Total	282	3036

PROPOSED

Proposed Basement Floor Plan



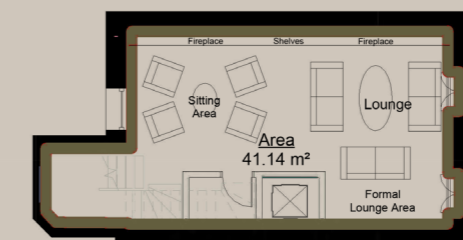
Proposed Lower Ground Floor Plan



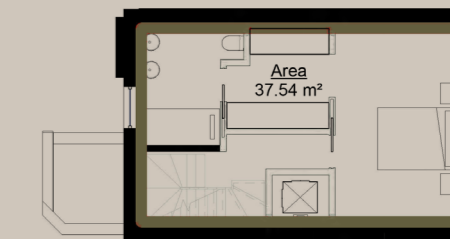
Proposed Ground Floor Plan



Proposed 1st Floor Plan



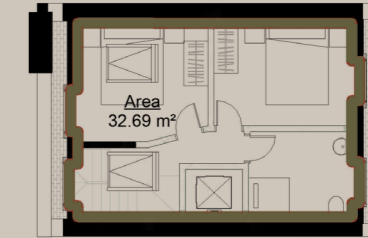
Proposed 2nd Floor Plan



Proposed 3rd Floor Plan



Proposed 4th Floor Plan



Level	Area (m ²)	Area (sqft ²)
4th Floor FFL	33	355
3rd Floor FFL	38	409
2nd Floor FFL	38	409
1st Floor FFL	41	441
GF FFL	40	431
LGF FFL	84	904
Basement Floor	60	646
Total	334	3595

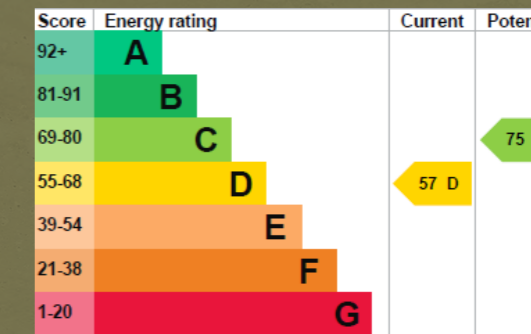
SUPER PRIME BELGRAVIA
 FREEHOLD FAMILY HOME,
 PRESENTING A RARE
 OPPORTUNITY IN ONE OF
 THE CAPITAL'S MOST
 EXCLUSIVE POSTCODES,
 SW1X 7BY.

For Sale:

Guide price offers in the region of £4,500,000
 Tenure: Freehold
 Local Authority: City of Westminster
 Council Tax: Band H
 The EPC rating is D.

10 Chapel Street is held in a single purpose company. Therefore a share sale will be considered.

For further information please get in touch.



Photography provided by the talented Interior Designer, Lucy Goldbart

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