

13

UPPER  
BELGRAVE  
STREET

B E L G R A V I A



## LIGHT, HISTORY AND SPACE IN BELGRAVIA

Fortis Advisors are delighted to market this lateral apartment with huge volume and ceiling heights of 3.7m. Steeped in history is an over used phrase, however this Grade II listed property was home to George Fitzclarence, the first born and illegitimate son of King William IV by his mistress. The King used to walk from Buckingham Palace to visit!

This grand apartment has a large drawing room with views of St Peter's Church and towards Eaton Square which interconnects to the south facing dual aspect dining room. Off the drawing room is a connected study or third bedroom with a bathroom. There are two further bedrooms both ensuite with the eat in kitchen at the back of the apartment.

Guide Price: £4,750,000





- Drawing room (3.7 metre ceiling height)
- Interconnecting dining room
- Eat in kitchen
- Principal bedroom with ensuite
- Bedroom two with ensuite
- Bedroom three/study with ensuite
- Cloakroom



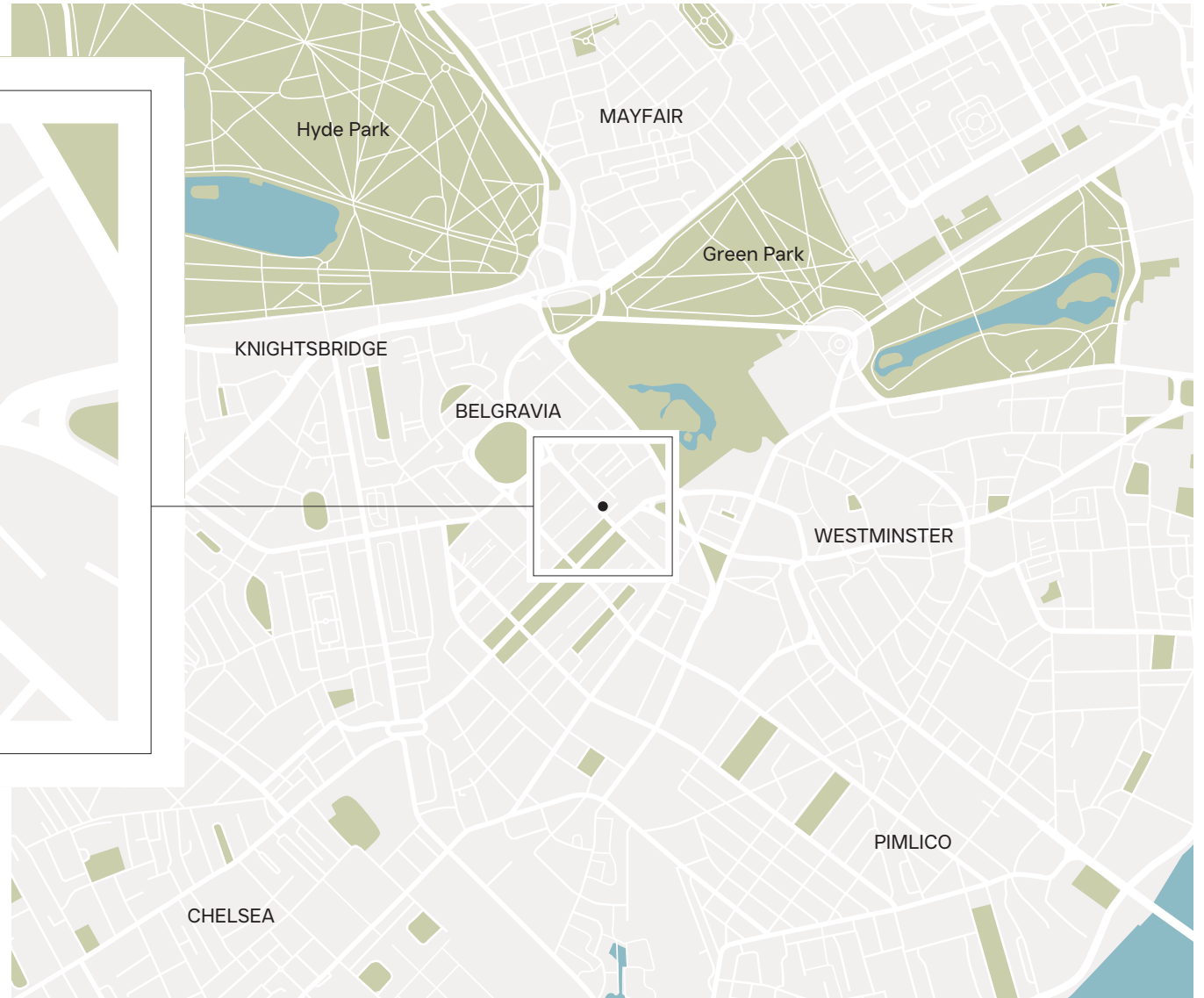
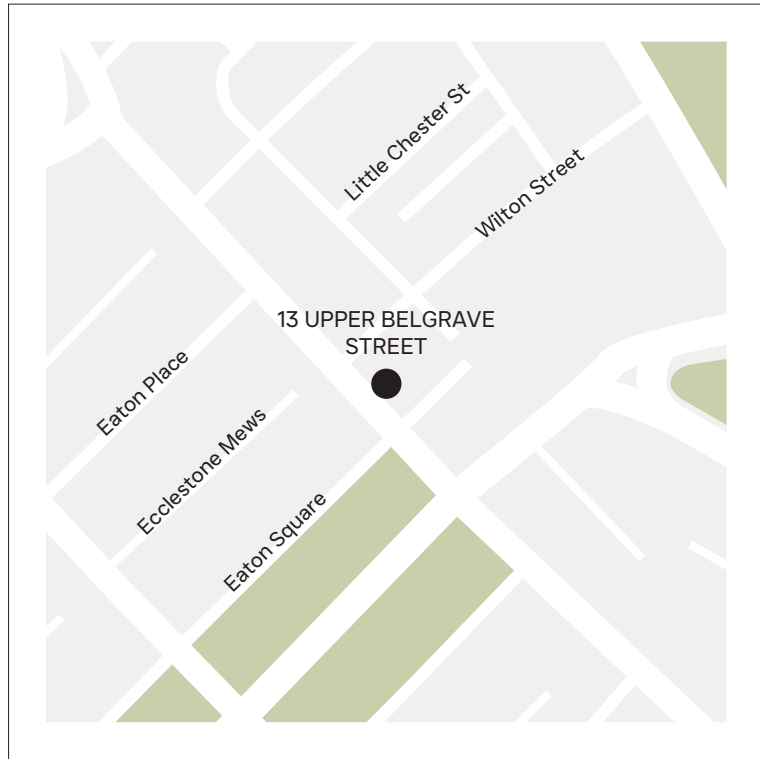








# THE LOCATION

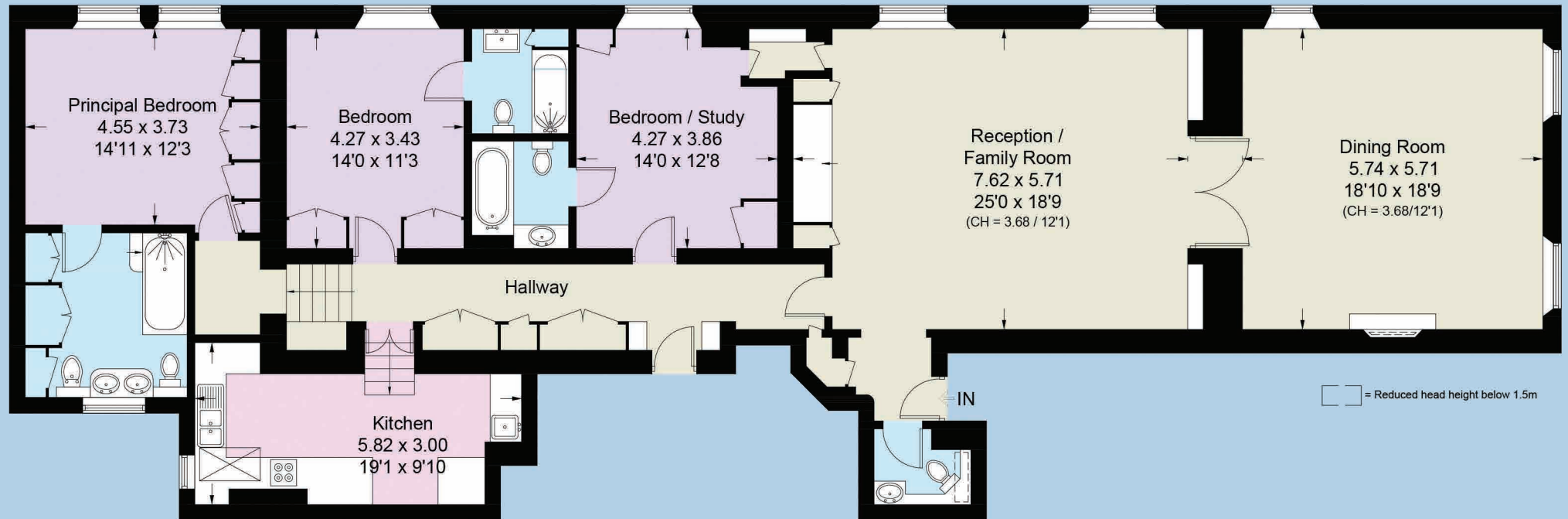
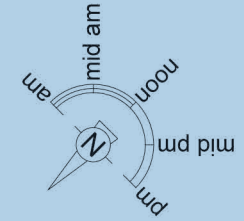


## Walking distances

Harrods	17 minutes
Sloane Square	15 minutes
Harvey Nichols	14 minutes
Hyde Park	12 minutes

# 13 UPPER BELGRAVE STREET SW1W

Approximate size = 2,179 sq ft / 202.4 sq m  
Including limited use area (5 sq ft / 0.5 sq m)



**Raised Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## TERMS

TENURE  
Leasehold 84 years remaining

SERVICE CHARGE  
Circa £4,375 per quarter

LOCAL AUTHORITY Westminster

EPC RATING C

# FORTIS ADVISORS

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