



# HEADFORT PLACE

BELGRAVIA SW1



*On the market for the first time in 47 years, Headfort Place is a much-loved family home with four/five bedrooms, a west-facing terrace and patio. This freehold townhouse in the heart of Belgravia, now in need of refurbishment, is organised over four floors only and extends to approximately 2,270 sq ft*







### Accommodation

- Entrance hall
- 17'5 x 14'9 Drawing room with a large French door opening onto the west-facing terrace
- Library/sitting room
- 17'5 x 14'10 Kitchen/dining room
- 17'4 x 14'10 Principal bedroom with en suite dressing room and bathroom
- Three further bedrooms
- Bedroom 5/playroom
- Bathroom 2
- Shower room
- Cloakroom
- Utility room/pantry
- West-facing terrace interconnected with patio via an iron staircase
- Separate street entrance at lower ground floor level



### Location

Headfort Place is located just off Chapel Street in Belgravia, behind the walls and garden of Buckingham Palace. The newly opened seven-star Peninsula Hotel is conveniently nearby, and the location is ideal for easy access to Mayfair and the wide-open spaces of Hyde Park. Furthermore, excellent schools are in close proximity, including Garden House, Eaton House, Eaton Square, Francis Holland, Sussex House, and Hill House.

The internationally renowned shops of Knightsbridge, including Harrods and Harvey Nichols, are 0.65 miles away. The amenities and shops of Motcomb Street, the boutiques and cafés of Elizabeth Street, are all within easy reach.

Victoria mainline and underground station (District, Circle, and Victoria lines) is 0.42 miles away. Hyde Park underground station (Piccadilly line) is 0.22 miles away.





## *History*

The house was built in 1932 on land formerly owned by Buckingham Palace. Most of the original features from that time remain, including the parquet floors, the fireplaces, the bathrooms, the original larder, and the dumbwaiter.

The current owner bought the house in 1978 and is only the second owner. The original owners had relations in France and imported some of the glorious pine panelling throughout the house from a French château, some of which is 300 years old. This makes for an exquisite atmosphere and gives the feel of a country house in London.

Of special note, the handsome stone portico entrance with rising steps, the important interior central staircase and the large landings around which the house is designed, the elegant drawing room and library with original parquet flooring and a large French door opening out onto the west-facing terrace, as well as the principal bedroom, dressing room, and bathroom occupying the whole of the first floor.

## Approximate Gross Internal Area

2,270 sq ft  
210.88 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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**Tenure**  
Freehold

**Local Authority**  
City of Westminster

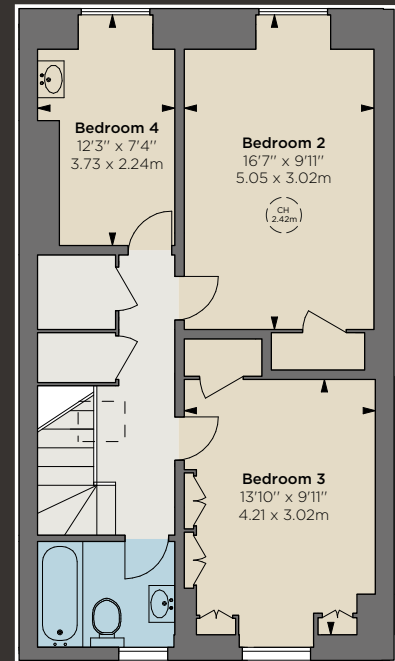
**Council Tax**  
Band H

**Parking**  
Residents' parking

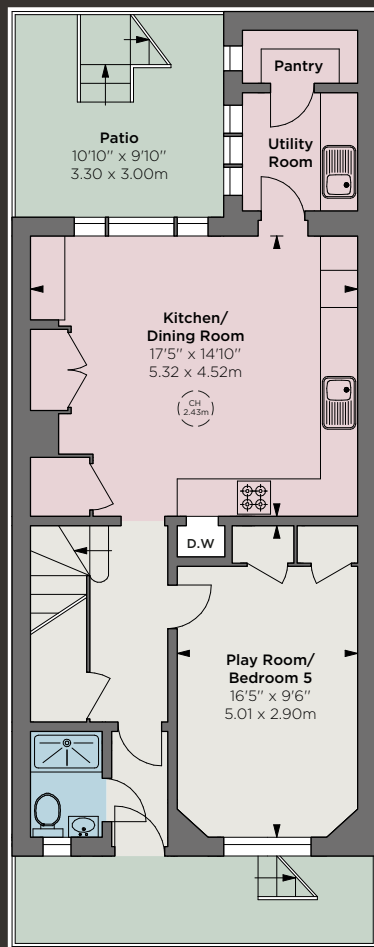
**Broadband**  
Not installed at the property

**EPC**  
Rating D

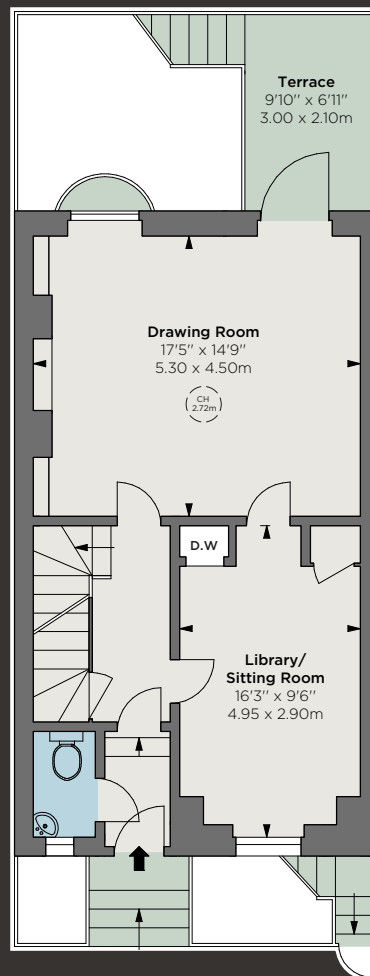
**Guide Price**  
£3,500,000 subject to contract



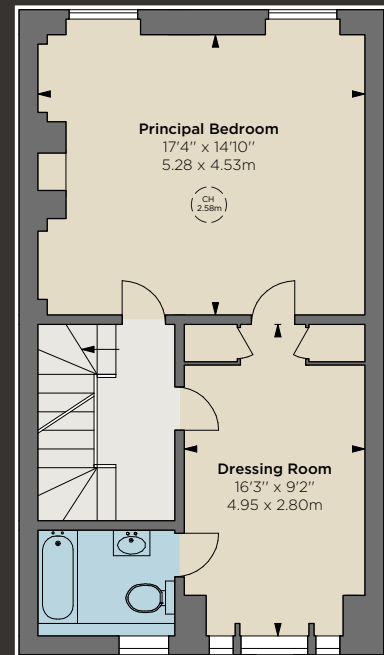
Second Floor



Lower Ground Floor



Raised Ground Floor



First Floor

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BNP PARIBAS GROUP

**Sloane Street**

66 Sloane Street, London SW1X 9SH

**+44 (0)20 7235 9959**

knightbridge@struttandparker.com  
struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London