

KNIGHTSBRIDGE SW1X

LOWNDES
SQUARE

A *distinguished* Belgravia address with *exceptional scope* to create a truly *remarkable* home.



A RARE BELGRAVIA OPPORTUNITY.

Set within the prestigious heart of Belgravia, Lowndes Square is one of London's most distinguished residential garden squares. Defined by its grand terraces of cream and white stucco-fronted buildings, the square embodies the timeless elegance synonymous with this prime central London address.

Perfectly positioned moments from Sloane Street and Knightsbridge, residents enjoy immediate access to some of the capital's finest boutiques, restaurants and amenities, while maintaining a sense of privacy and tranquillity afforded by the square's central garden.



BY ORDER OF THE RECEIVER – A LATERAL CONVERSION OF THREE APARTMENTS, OCCUPYING THE ENTIRE SECOND FLOOR OF THIS SOUGHT-AFTER, PURPOSE-BUILT BLOCK, OFFERING A COMBINED INTERNAL GIA OF APPROXIMATELY 3,640 SQ FT / 338 SQ M.



HERITAGE & CHARACTER

Originally developed in the 19th century, much of Lowndes Square was designed by the renowned architect George Basevi, whose work helped shape the classical architectural language of Belgravia. Today, the square retains its historic character, with many buildings protected to preserve their distinctive façades and proportions. Over time, many of the grand houses have been thoughtfully converted into exceptional lateral apartments, offering generous living space behind their elegant period exteriors.

Moments from Sloane Street and Knightsbridge, at the *very centre* of *prime* London living.



THE APARTMENT IS SITUATED WITHIN AN EXTREMELY WELL-REGARDED BUILDING WITH EXCELLENT SECURITY, 24-HOUR PORTERAGE AND LIFT ACCESS.



A PRIME BELGRAVIA ADDRESS

Long regarded as one of London's most exclusive addresses, Lowndes Square is home to a discreet and international community. Its proximity to Hyde Park, Knightsbridge and Chelsea places it at the centre of London's most desirable lifestyle offering, while its architectural consistency and garden square setting provide a calm and refined residential environment.



ENTRANCE HALL, 3 RECEPTION ROOMS, KITCHEN,
6 BEDROOMS, 5 BATHROOMS, GUEST WC, AIR
CONDITIONING, EPC C



KEY FEATURES

3 flats laterally combined
In need of complete refurbishment
2nd floor with lift
12 windows overlooking garden square
24 hour concierge
Amazing location, heart of Knightsbridge
100m from Harvey Nichols
300m from Knightsbridge Underground



Part of Belgravia's *historic*
19th century masterplan,
defined by *elegant*
stucco-fronted architecture.

FLOORPLAN

Dimensions	Feet/Inches	Metres
Reception Room	29'2 x 16'6	8.90 x 5.04
Dining Room	20'11 x 19'2	6.38 x 5.84
Family Room / TV Area	20'0 x 13'1	6.10 x 4.00
Kitchen	19'2 x 12'11	5.84 x 3.94
Principal Bedroom	17'4 x 13'5	5.28 x 4.10
Dressing Room	16'8 x 9'6	5.08 x 2.90
Bedroom	16'3 x 14'9	4.96 x 4.50
Bedroom	17'2 x 13'4	5.24 x 4.06
Bedroom	15'6 x 14'5	4.72 x 4.40
Bedroom	15'3 x 10'10	4.66 x 3.31
Bedroom	15'1 x 9'10	4.60 x 3.00

Terms

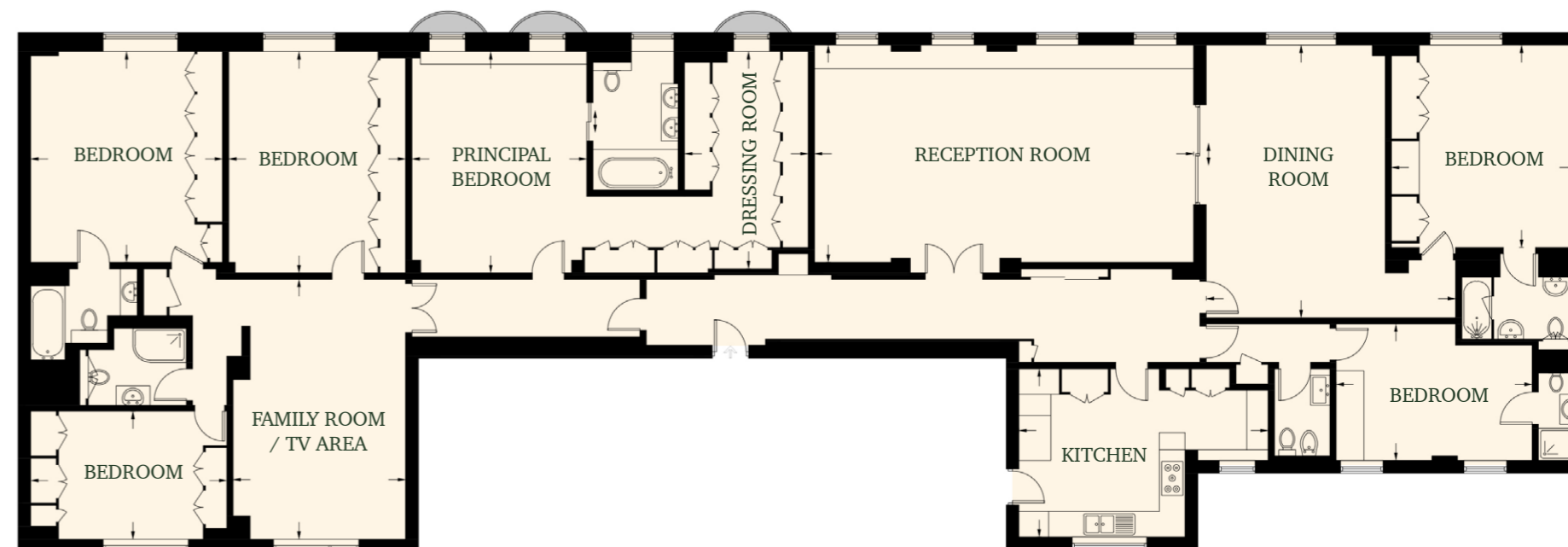
Leasehold: 165 years (less 10 days) from 25 June 1984
expiring on 14 June 2149 ie 123 years

Service Charge: 3 Flats combined £19,809.41 per quarter.

Council Tax Band: Westminster Band H

Guide Price
£7,950,000

KNIGHTSBRIDGE SW1X LOWNDES SQUARE



Approximate Area 338.2 sq m / 3640 sq ft
Including Limited Use Area (5.1 sq m / 55 sq ft)

KNIGHTSBRIDGE SW1X

LOWNDES SQUARE

VIEWING INFORMATION

If you wish to view Lowndes Square, please make arrangements via Jonathan Adams at Napier Watt or Robert French at Strutt & Parker. Please just let us know how we can help. If you would like to discuss the property in detail before travelling, we can also arrange for a video call from the property so we can walk, talk and show you around.

JONATHAN ADAMS
DIRECTOR

+44 (0)20 7935 0011
+44 (0)7974 666 634
jadams@napierwatt.co.uk

NAPIER WATT
London's Premier Property Consultants

ROBERT FRENCH
DIRECTOR - HEAD OF OFFICE

+44 (0)20 7938 3666
+44 (0)7350 404 767
robert.french@struttandparker.com

STRUTT
& PARKER

Important: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.