



WEST HALKIN STREET, BELGRAVIA SW1X

£1,250 Per Week (£5,416.66 PCM)

FEATURES

- Sleek and stylish two bedroom maisonette
- Over 1,100 Sq. ft of internal accommodation
- Modern eat-in kitchen
- Superbly located close to Motcomb Street and adjacent to Waitrose
- Newly decorated and presented in immaculate condition
- Large reception space spanning the whole building
- Lots of built in storage throughout the apartment
- Only 0.4 miles walk to Hyde Park



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D	62	73
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WEST HALKIN STREET, SW1X

Approximate Floor Area = 102.7 sq m / 1105 sq ft

 = Reduced head height below 1.5m



Second Floor
Entrance

Third Floor



Fourth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Call us on

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Council Tax Band: H

A sleek and stylish two bedroom, two bathroom split level apartment, measuring over 1,100 Sq. ft (103 Sq. m), newly redecorated and presented in immaculate condition. Situated within an elegant Georgian house on West Halkin street which itself is perfectly positioned moments from the boutiques and shops of Motcomb Street (including Waitrose) and Sloane Street, as well as being only 0.4 miles from Hyde Park.

The property has just been the subject of a thorough redecoration, and is equipped with modern fixtures and fittings throughout, giving the flat a contemporary "cool" feel. The flat, accessed from the second floor, is well laid out with a large reception room - 3 windows across - an eat-in kitchen and guest cloakroom on the lower floor, glass balustrade stairs lead to the top floor which houses a master suite with shower room and large built in wardrobes, and a second bedroom also with en-suite bathroom.

Material Information Parts B&C guidance as follows: Gas - mains gas. Water and Sewerage - mains water and sewerage. Internet- according to Ofcom, broadband services are available. Mobile coverage - according to FTTP Pro, there is 3/4/5G mobile coverage at this address. Parking- enquire with local council City of Westminster, additional costs may be applicable. EPC rating D.

Fees may be applicable to potential tenants, please ask us for more details.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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