

CHALFONT HOUSE

LONDON, SW1X



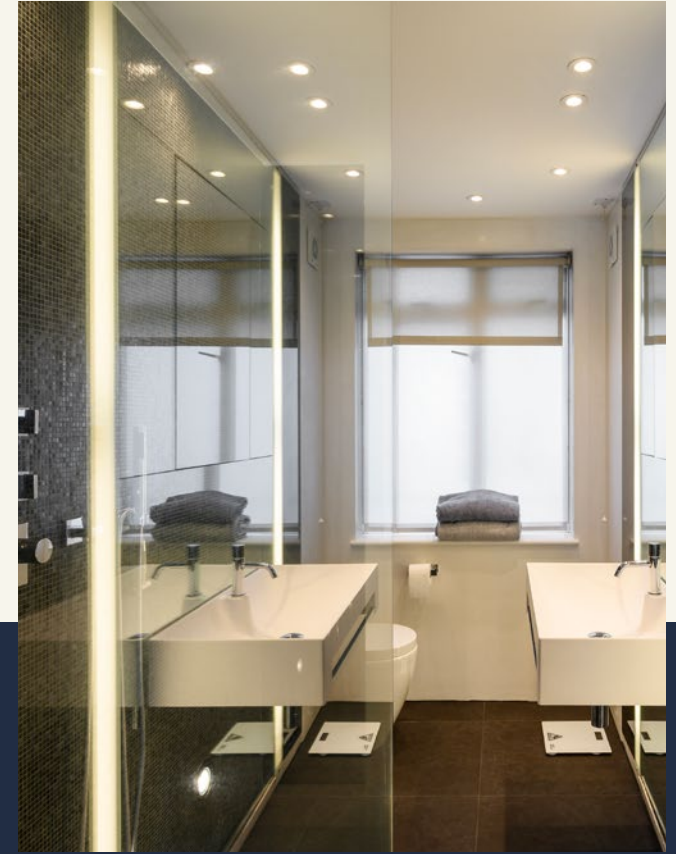


A bright two-bedroom flat with a private terrace, situated on the fourth floor (with lift) of this superbly managed portered block in Belgravia.

With an abundance of natural light thanks to its south-west facing aspect, this fantastically bright upper floor flat offers rare far-reaching views across the terraces of Belgravia.

The layout consists of a large reception/dining room which opens onto a terrace running almost the full length of the property, with a separate kitchen accessible via the entrance hall.

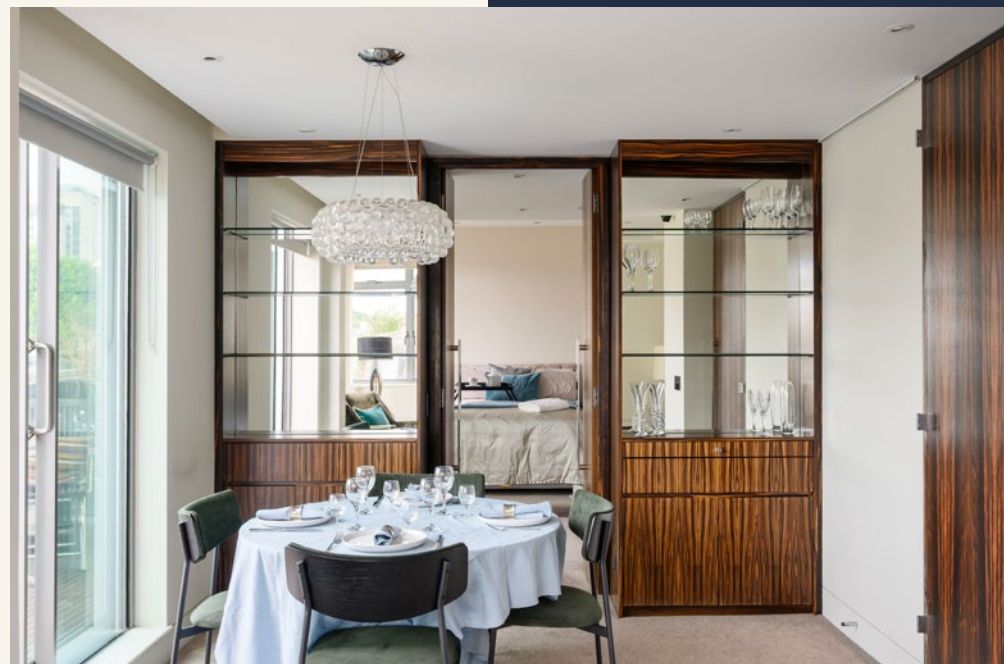




A large primary bedroom with custom cabinetry, an ensuite bathroom and direct terrace access feature, with the flat also having a second bedroom and bathroom which could double as a guest suite or be used as dressing space to supplement the primary bedroom. The orientation and outside space make this a wonderfully light and private retreat.

Chalfont House sits on Chesham Street in the heart of Belgravia. The building is served by a team of porters, with entrances on both Chesham Street and Cadogan Lane.

A short walk from Sloane Square, its prime location allows residents excellent access to the amenities of both Chelsea and Belgravia, being in close proximity to a wealth of world-class dining and shopping destinations, as well as some of the finest schools in the area.



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Approximate Areas

715 ft² / 66.4 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Guide Price: £1,350,000
Tenure: Share of Freehold
Service Charge: £9,379 pa
Local Authority: RBKC
Council Tax: Band G

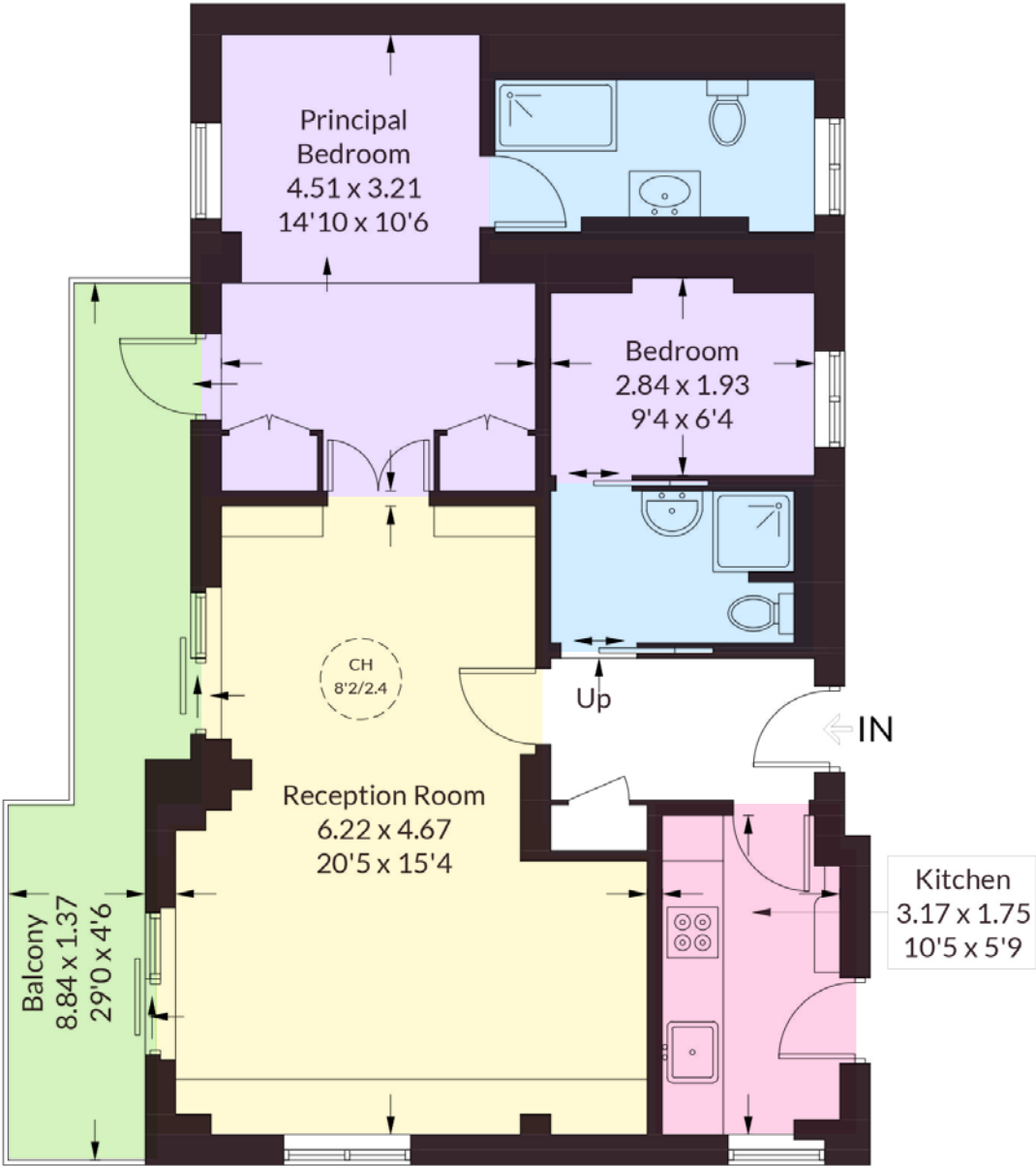
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Fourth Floor

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