



RUSSELL SIMPSON

Superbly refurbished three/
four bedroom duplex flat with
opulent interiors in a celebrated
garden square

WILTON CRESCENT
KNIGHTSBRIDGE SW1X

Wilton Crescent
Knightsbridge SW1X

£7,950,000

BEDROOMS 3-4	INTERNAL 3,198 <small>SQ FT</small>	OUTDOOR 194 <small>SQ FT</small>	COUNCIL Westminster
RECEPTION ROOMS 3	297 <small>SQ M</small>	EPC C	COUNCIL TAX Tbc
BATHROOMS 4		TENURE Share of Freehold	LENGTH OF LEASE 116 years





The Property

Beautifully designed and decorated flat in a Grade II listed Georgian terrace with Portland stone façades.

Entering the property on the raised ground floor, the spacious front hall opens onto the dining room. This flows through to an impressive reception room with high ceilings and tall windows overlooking the garden square. Wooden floors, an ornate cornice and a beautiful fireplace surround add to the sense of elegance.

This level also features the principal bedroom suite. It includes a bedroom with double French doors opening onto a Juliet balcony, a generous bathroom with shower and bath, and a walk-in wardrobe. A family sitting room and a guest WC complete this floor.

The flat has been newly refurbished and is presented in excellent condition. The upper level evokes a sense of classical grandeur to suit the historic setting, while the lower level introduces contemporary decorative details to create comfortable domestic spaces.





The lower ground floor offers two more double bedrooms, both ensuite. It also features an open-plan kitchen with modern metal units and wooden worktops, flowing through to a dining area. Finally, there is a comfortable family sitting room that could be used as a fourth bedroom, as well as a guest WC and a utility room with separate street access.





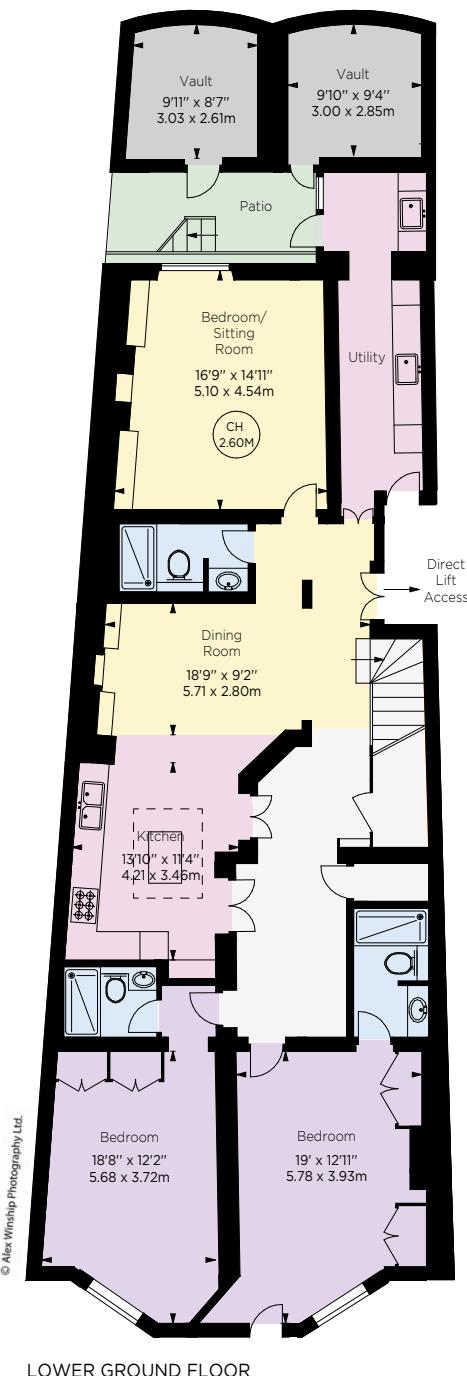
The Neighbourhood

The flat includes a patio with wooden decking and space for outdoor seating, along with a pair of well-appointed external storage vaults. Residents also have access to the communal garden square opposite.

Wilton Crescent is a beautiful terrace of Georgian housing in the heart of Belgravia. It was built by Thomas Cundy II, estate surveyor for the Grosvenor family, in the early nineteenth century. The houses are faced in Portland stone and overlook a garden square.

The street has been home to many celebrated politicians, including Lord Mountbatten, the last Viceroy of India. From here, the restaurants, shops and underground station of Knightsbridge are close. In addition, the open spaces of Hyde Park and Kensington Gardens are a short walk away.

Key :
CH - Ceiling Height



RAISED GROUND FLOOR

Wilton Crescent, SW1

Approx. gross internal area3014 Sq Ft / 280.05 Sq M
(Excluding Vaults)**Approx. vaults area**

184 Sq Ft / 17.12 Sq M

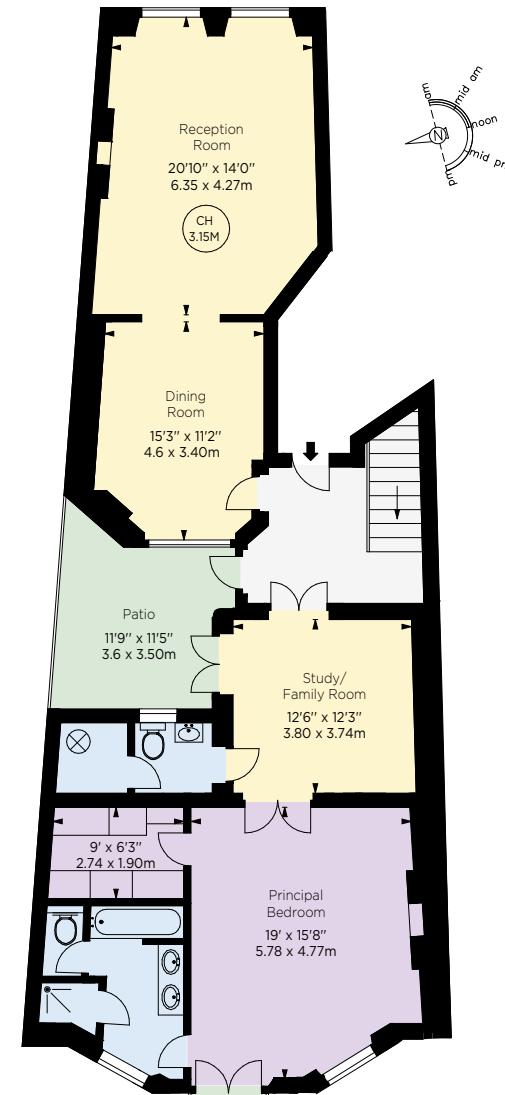
Total approx. gross internal area

3198 Sq Ft / 297.17 Sq M

Approx. outdoor area

194 Sq Ft / 18.1 Sq M

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.



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