



**RUSSELL  
SIMPSON**

Elegant two-bedroom flat in a  
charming Belgravia location

CLIVEDEN PLACE  
BELGRAVIA SW1W

Cliveden Place

£1,600,000

|                                        |                                                                                          |                                     |                                                                |
|----------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------|
| <div>BEDROOMS</div> <div>2</div>       | <div>INTERNAL</div> <div>883 <small>SQ FT</small></div> <div>82 <small>SQM</small></div> | <div>OUTDOOR</div> <div>—</div>     | <div>COUNCIL</div> <div>Westminster City</div>                 |
| <div>BATHROOMS</div> <div>2</div>      |                                                                                          | <div>EPC</div> <div>C</div>         | <div>COUNCIL TAX</div> <div>G</div>                            |
| <div>TENURE</div> <div>Leasehold</div> | <div>LEASE LENGTH</div> <div>121 <small>YEARS</small></div>                              | <div>GROUND RENT</div> <div>—</div> | <div>SERVICE CHARGE</div> <div>£9,588 <small>P/Y</small></div> |



## The Property

A beautifully presented and stylish flat offering refined living across two floors

Entering the flat on the second floor, you are welcomed into a superb open-plan kitchen/dining reception room. The kitchen features distinctive green fitted units with brass handles and marble-effect countertops with a central island. The dining area flows seamlessly from the kitchen, creating a generous entertaining space, filled with natural light from large windows.

A separate reception room provides comfortable living space with traditional features including a fireplace and built-in shelving.





## The Bedrooms

The third floor houses two well-appointed bedrooms, with the principal bedroom benefiting from an ensuite bathroom. A separate bathroom serves the second bedroom, while additional storage is provided on the half landing.



## The Design



Russell Simpson



Cliveden Place



## The Neighbourhood

Cliveden Place is a quiet residential street in the heart of Belgravia, characterised by charming period terraced houses. This prestigious location offers tranquil residential living while being moments away from the excellent shopping and dining of Sloane Square and Victoria Station's superb transport links.

# Cliveden Place, SW1

## Approx Gross Internal Area

883 sq ft / 82 sq m

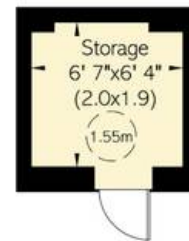
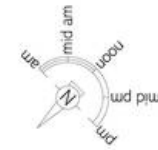
## Including Limited Use Area and Storage

51 sq ft / 5 sq m

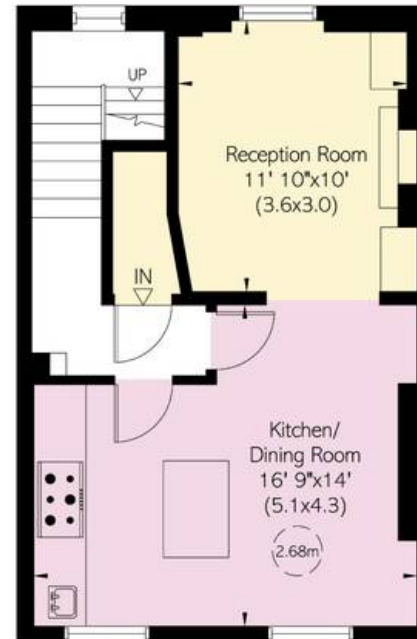
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

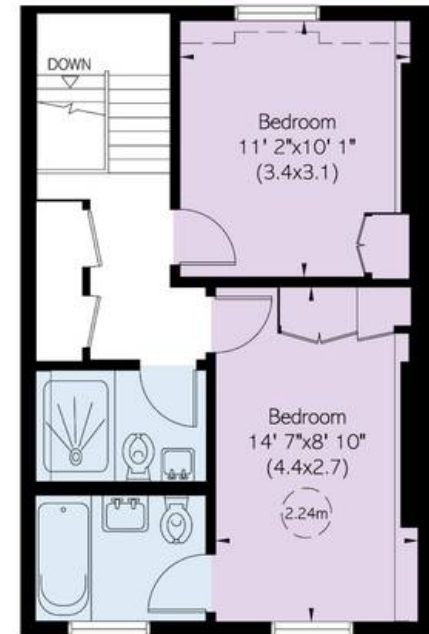
 Reduced head height below 1.5m



HALF LANDING



SECOND FLOOR



THIRD FLOOR

**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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