



RUSSELL SIMPSON

Elegant two-bedroom flat in a
charming Belgravia location

CLIVEDEN PLACE
BELGRAVIA SW1W

BEDROOMS 2	INTERNAL 883 <small>SQ FT</small>	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 2	82 <small>SQM</small>	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 120 <small>YEARS</small>	GROUND RENT —	SERVICE CHARGE £9,588 <small>P/Y</small>



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.

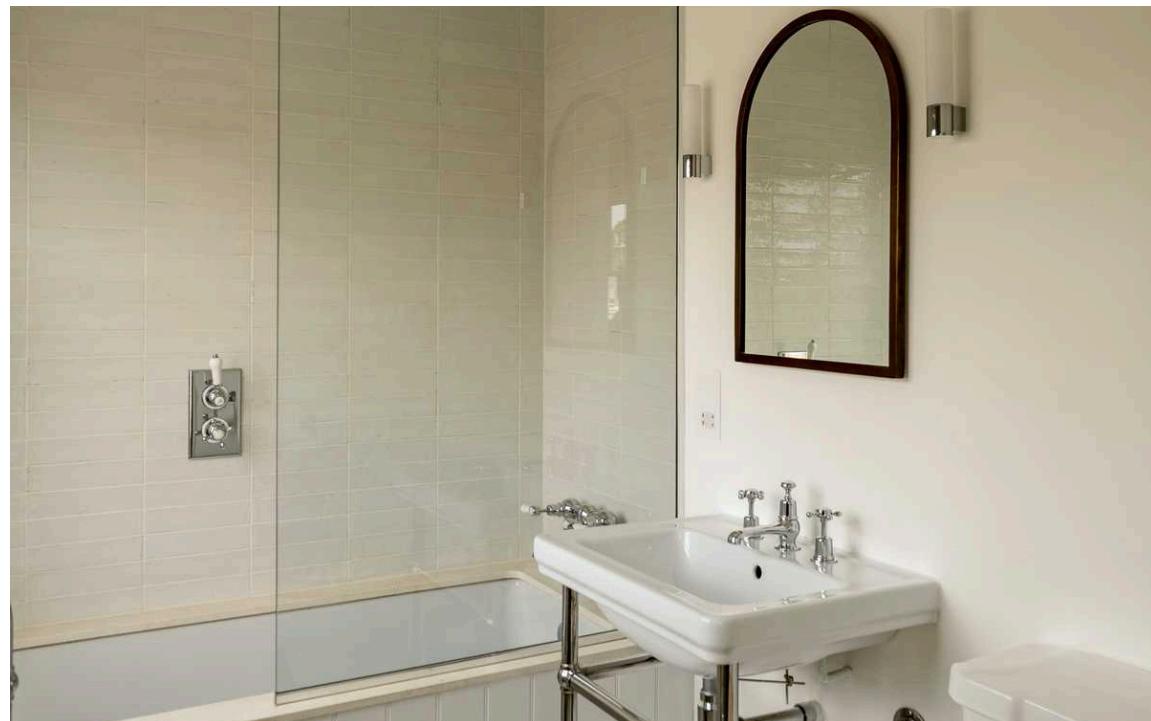
A separate reception room provides comfortable living space with traditional features including a fireplace and built-in shelving.





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





The Neighbourhood

Oliveden 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

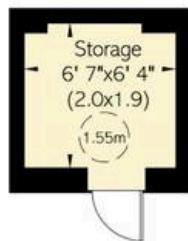
Approx Gross Internal Area

883 sq ft / 82 sq m

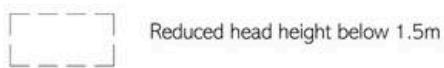
**Including Limited Use Area
and Storage**

51 sq ft / 5 sq m

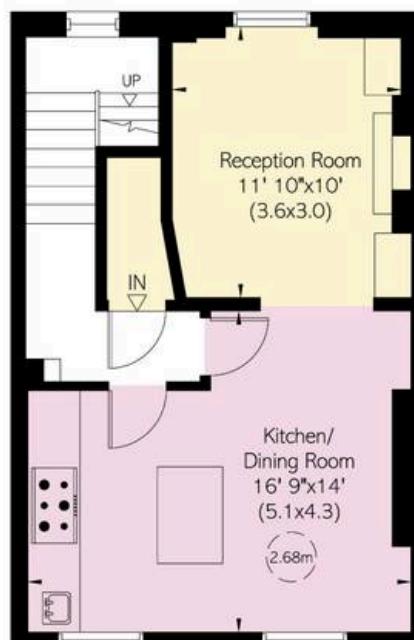
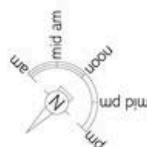
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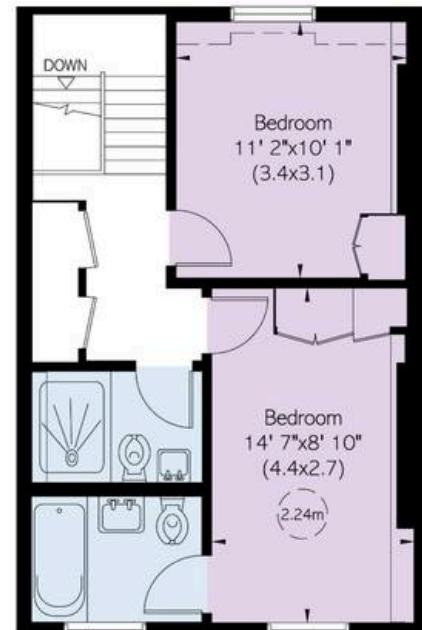
HALF LANDING



Reduced head height below 1.5m



SECOND FLOOR



THIRD FLOOR

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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