



53 Lower Belgrave Street

BELGRAVIA SW1W, LONDON

FARGAIN



53 LOWER BELGRAVE STREET

Belgravia SW1W, London

A stunning, newly refurbished freehold house with fantastic entertaining space.

The property has been extensively refurbished throughout and has 5 bedrooms, 4 bathrooms, 2 Cloakrooms, 3 reception rooms, 2 kitchens, terrace and a fantastic garden leading out from a light and spacious family room.

The property also benefits from the very latest in audio visual technology, underfloor heating and air conditioning throughout.

Lower Belgrave Street is located in the heart of Belgravia, between two of the most prestigious squares in London, Eaton Square and Chester Square.

The property has access to Belgrave Square Gardens. It is also walking distance to a variety of trendy restaurants and amenities of Elizabeth St, Sloane Square, and Knightsbridge.



































BELGRAVE SQUARE

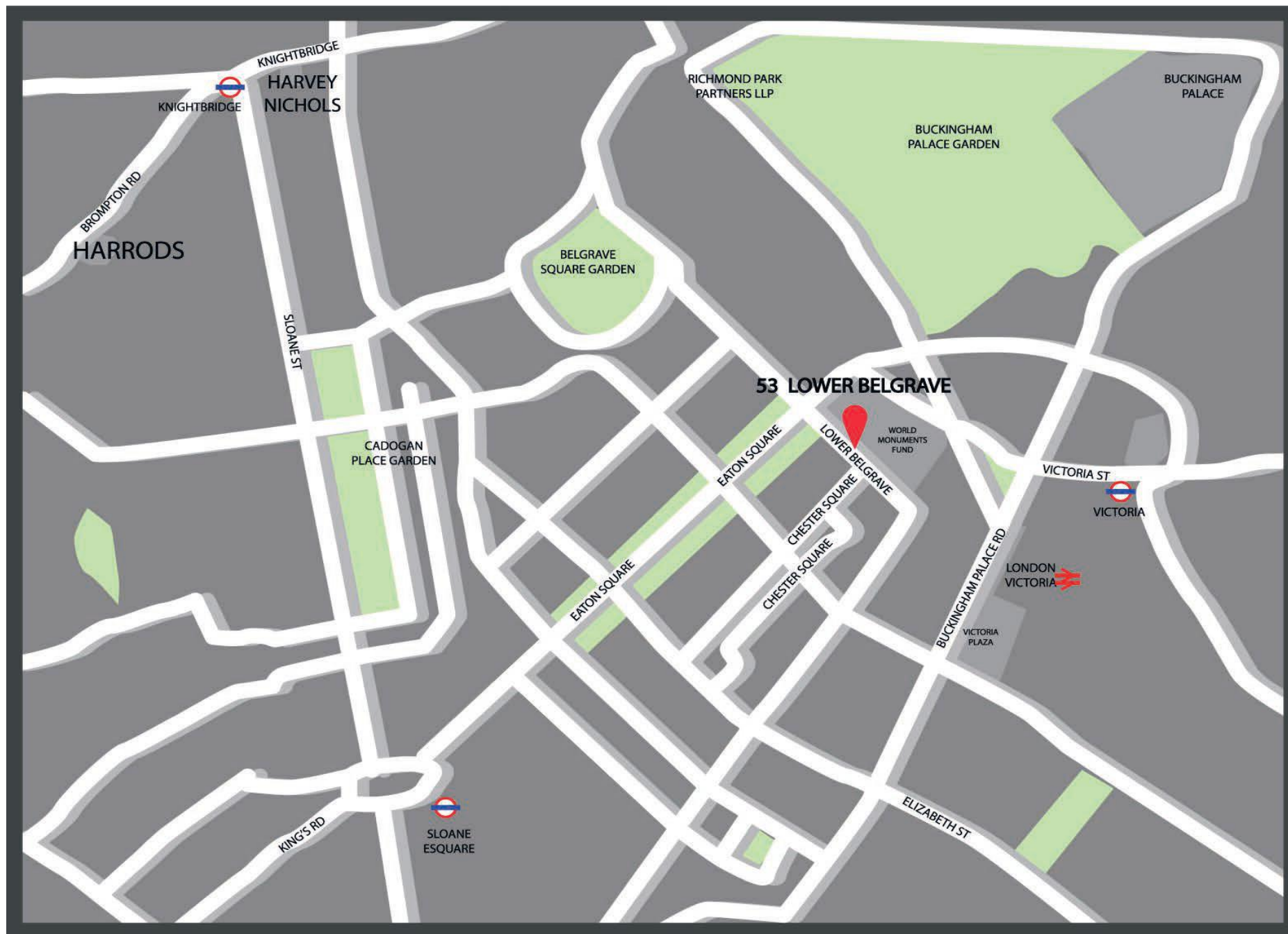
One of the grandest and largest 19th-century squares in London.

It is the centrepiece of Belgravia, and was laid out by the property contractor Thomas Cubitt. The communal garden is 2 hectares in size and contains mature plane, chesnut, and lime trees, and various shrubs. An amazing tennis court and wooden pergolas.

The garden is grade II listed, the gravel walks in the garden were laid in 1854 with private hedges planted around its perimeter.

This garden square is not open to the public. 53 Lower Belgrave Street has exclusive access.





SUMMARY OF ACCOMMODATION

Master bedroom with en suite bathroom | 4 Further bedrooms 2 with en suite shower rooms | 1 Further bathroom Drawing room Morning room | Dining room | Garden/TV room | Study | 2 kitchens 2 guest cloakrooms Wine store | Vault | Storage loft | Garden | Terrace.

DETAILED SPECIFICATION

Dining room and Main Kitchen

Divided into two areas by clever use of doublesliding doors, this impressive open plan room is highly suited to entertaining, with a fabulously stylish dining area, and an elegant Walnut and Silver Kitchen.

The furniture is bespoke throughout, and is complimented by an array of luxurious fabrics and stunning furnishings. These include, full length silk curtains to all windows, with bespoke ribbon and hermatine tie-backs.

At one end, an opulent dining table, provides a focal point and seats 10 comfortably. And a stunning gas fireplace.

The main Kitchen area offers relaxed seating. Wall to wall white limestone flooring throughout. The kitchen has been designed by 'Fargain' with solid walnut units and silver handles, a stylish breakfast bar, and black granite work surfaces.

There is double Fridge Freezer by Sub-Zero, Meile appliances throughout including an integrated coffee machine, wine cooler, gas hob, and impressive extractor.

Solid mahogany doors, that feature throughout the house, also add a sense of grandeur and sophistication to the interior.

Basement kitchen/ Utility room

This area is very discreet and next to the staff accommodation. Very luxurious walnut and silver kitchen designed exclusively by Fargain. Meile appliances throughout including washer and dryer. Plenty of storage.

Study and Balcony

The desk area is an attractive, yet functional design feature. The walls have been finished in a light grey wallpaper which sets a nice contrast against the dark stained timber book shelves.

A private balcony can be accessed through the double French style doors are in the line centre of the room.

Wall to wall herringbone oak flooring throughout. Cinema room.

The cinema area offers relaxed seating and is complimented by a handsome and large place (remote), and a 50" plasma screen offering the best in home cinema entertainment.

Reception Room

Divided into two areas by clever use of furniture this impressive open plan room is highly suited to entertaining, with an elegant reception room with ample seating and stylish fireplace.

This room boasts many original features including cornice and 2 large French windows which lead you to a front balcony overlooking Lower Belgrave ST.

The furniture is bespoke throughout, and is complimented by an array of luxurious fabrics and stunning furnishings.

These include, one wool rug, full length silk curtains to all windows, with bespoke ribbon and hermatine tie-backs, cashmere and velvet throws and a stylish collection of cushions. It boasts light herringbone oak floors throughout.

Morning Room

Beautiful and light area, it has 2 very large sash windows which offer the most wonderful views over Ebury mews. It boasts herringbone light oak floors throughout.

MASTER BEDROOM

The elegant master bedroom suite is home to an array of luxurious materials.

There is a sumptuous silk carpet throughout which providing the ultimate backdrop for the exquisite bespoke furniture.

Wardrobes upholstered in a beautiful pattern, which providing the ultimate backdrop for the exquisite bespoke furniture.

Inside there is an abundance of wardrobe space. A deep-buttoned headboard is supremely elegant, and provides the perfect backdrop for the stunning collection of bespoke silk and beaded cushions.

The beautiful silk curtains are held back by stunning crystal and pearl tie-backs.

MASTER BATHROOM

The luxurious master bathroom has an impressive double vanity with nickel doors and a solid marble top.

There is a walk in steam shower, a bath and recessed Aquavision. There is a beautiful and large sash window with wonderful views over Ebury mews. Full height marble slab throughout.

BEDROOM 2 SUITE

Like the master bedroom, the guest bedroom boasts a silk carpet. The wardrobes are covered in beautiful bevelled mirrors and swarovski crystal handles. Beautiful silk roman blinds.

The elegant en-suite has an elegant bow-fronted vanity unit with nickel marble top.

There is a walk-in shower. Full height marble slab throughout.

BEDROOM 3 AND 4

Stunning silk carpets throughout. Wardrobes upholstered in silk fabric with beautiful swarovski crystal handles.

BATHROOM 3:

This bathroom has a vanity unit with a large basin, crystal and nickel top solid marble top.

There is a large bath. Full height marble slab throughout.

STAFF ACCOMMODATION

Double bedroom with its en-suite shower room.

Silk carpets throughout.

Floor to ceiling slabs throughout the bathroom.

Private entrance.

GARDEN

A tranquil, yet stylish haven for relaxation and entertainment.

The floor is a calming combination of limestone tiles and a grey pebbles border, which together with the rendered walls and elegant fireplace create a serene, yet stylish setting for the seating areas.

SECURITY

The house is fitted with a highly sophisticated alarm system, including and internal infra-red movement sensors, smoke detectors plus a video entry system.

TECHNOLOGY AND FEATURES:

State of the art home automation systems and surround sound have been discreetly incorporated throughout the house as well as a highly sophisticated lighting system and electric curtains and blinds.

The AV system is centralised and can therefore be accessed from every room via individual wall mounted touch screen panels, hand held Crestron units or from your own iPad.

All rooms are fitted with telephone points, plus category 5 cable points suitable for all computer networks.

The house is fully air conditioned with advanced heating and cooling from a central plant.

All floors including the garden are fitted with electric under floor heating.

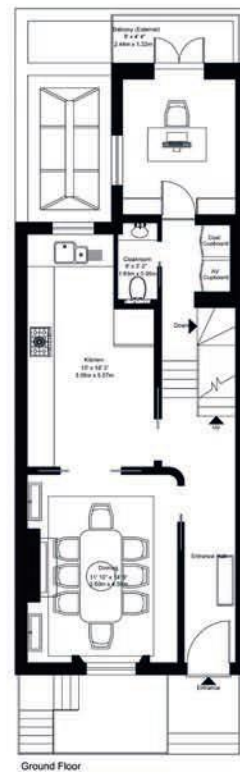
TERMS

Tenure: Freehold

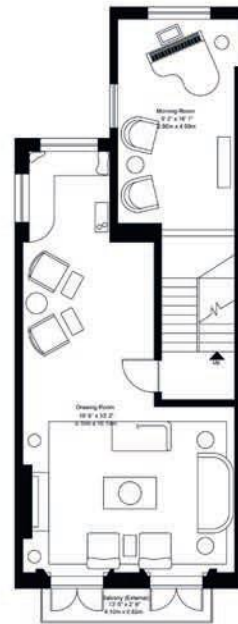
Approximate Gross Internal Area(inc storage/vault areas) 3670 sq ft (341 m²)
 Approximate External Area 656 sq (61 m²)
 Approximate Total Gross Internal Area + External Area 4326 sq (402 m²)



Lower Ground Floor



Ground Floor



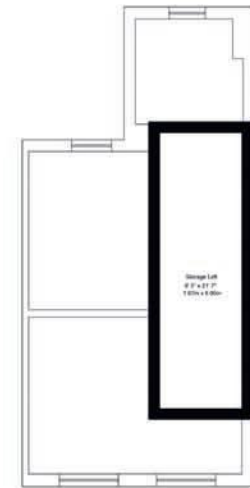
First Floor



Second Floor



Third Floor



Left



Fargain is a luxury property company offering all aspects of interior design and development, including planning and construction, home automation, private commissions, as well as bespoke furniture and joinery solutions. Fargain pride themselves in using the finest quality materials and craftsmen, sourced from around the world.