
31 & 33
C H E S H A M
S T R E E T

B E L G R A V I A

L O N D O N

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S T R E E T

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Traditional elegance combined with modern design

Throughout history Belgravia has been recognised as one of the most desirable residential areas of London, and is characterised by grand terraces of white stucco-fronted houses, boutique shops and quaint cafés and restaurants.

Lying just a few minutes walk from the much-loved retail and restaurant collection of Motcomb Street, No 31 & 33 Chesham Street represent a rare opportunity to purchase a fully-refurbished and superbly interior designed apartment in one of the most exclusive corners of the capital.

Location

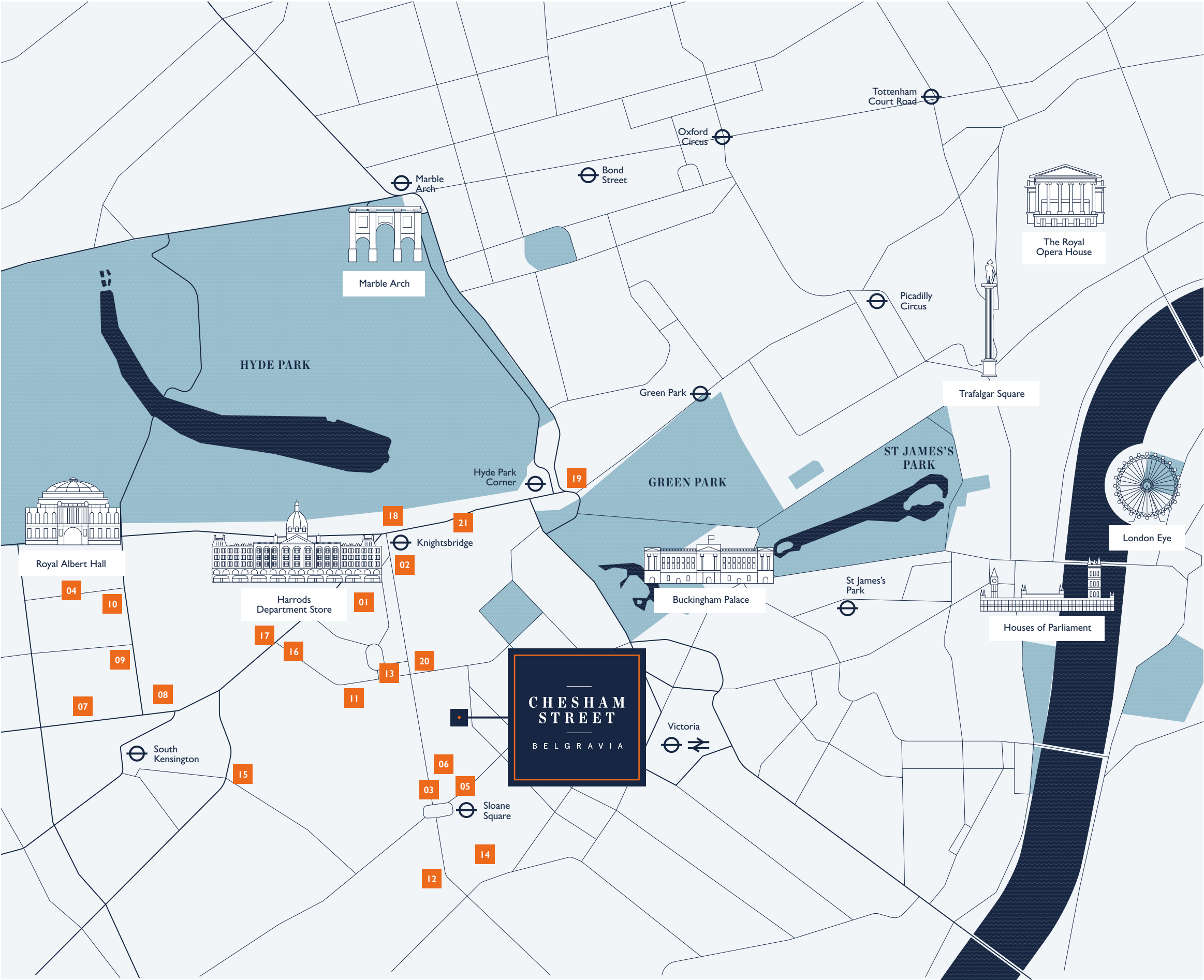
Lying close to the lush green spaces of Hyde Park, Belgravia combines striking 19th century architecture and intimate garden squares with an eclectic mix of independent shops, bars and cafés.

Michelin starred restaurants, haut couture fashion houses and some of London's finest hotels are also within easy reach, with Chelsea's Sloane Square and Knightsbridge just a few minutes walk away.

Transport

Chesham Street benefits from excellent transport links and offers easy access to the underground network from Sloane Square station, which is less than five minutes walk away. The National Rail network can also be easily accessed by nearby Victoria Station, which offers direct trains to Gatwick Airport. Heathrow Airport is only 30 minutes by car.





Places of interest

Stores

- 01 Harrods Department Store
- 02 Harvey Nichols
- 03 Peter Jones

Venues

- 04 Royal Albert Hall
- 05 Royal Court Theatre
- 06 Cadogan Concert Hall

Museums/Galleries

- 07 Natural History Museum
- 08 Victoria and Albert Museum
- 09 The Science Museum

Schools/Colleges

- 10 Imperial College
- 11 Knightsbridge School
- 12 The Garden House School
- 13 Hill House International Junior School
- 14 Francis Holland School for Girls

Restaurants/Hotels

- 15 Daphne's
- 16 San Lorenzo
- 17 Montpeliano
- 18 Mandarin Oriental
- 19 Four Seasons
- 20 Jumeirah Carlton Tower
- 21 The Berkeley Hotel

The Area

- Peggy Porschen - a chic and colourful bakery situated just a seven minute walk from Chesham Street
- The Huntress Fountain in the Rose Garden at Hyde Park



- The very popular Motcomb Street
- London's most-famous and iconic department store, Harrods



- The boutiques of Sloane Street, just minutes from Chesham Street



31 & 33 Chesham Street

Originally built in the 1830s, and designed by renowned architect, Thomas Cubitt, Chesham Street is a quiet residential road that radiates the grandeur and elegance of the Victorian era.

Behind the striking façade of No 31 & 33, the interior of the building has been completely redeveloped to create six, three bedroomed apartments, most of which benefit from a private outdoor terrace or garden.

Each apartment has been finished to the highest specification, including Miele kitchen appliances, iLight lighting systems, comfort cooling and underfloor heating. Apartments 2-5 also benefit from direct lift access. Every detail has been carefully curated, providing the best in contemporary living.

Apartment No.31



• The modern kitchen has been elegantly integrated into the open plan living and dining room



• The ground floor benefits from a bright and open study area



• Located on the lower ground, the master bedroom benefits from floor to ceiling windows



• The second bedroom has been finished with stained oak wardrobes and a soft light wool carpet
• Meticulously designed kitchen and dining area combines with the reception room, creating a large and ideal space for entertaining

Floorplan:
No.31



Ground Floor

Approximate Apartment Area *	219 sq m (2,357 sq ft)
Reception Room	10m x 4.1m (32'9" x 13'5")
Kitchen / Dining	5.4m x 5.7m (17'8" x 18'8")
Study	3.7m x 3.6m (12'1" x 11'9")



Lower Ground Floor

Master Bedroom	5.0m x 2.9m (16'4" x 9'6")
Dressing Room	3.4m x 1.8m (11'1" x 5'10")
Master Bathroom	4.2m x 2.1m (13'9" x 6'10")
Bedroom 2	3.4m x 4.2m (11'1" x 13'9")
Bedroom 3	5.0m x 2.9m (16'4" x 9'6")
Garden Terrace	4.7m x 2.7m (15'5" x 8'10")

Apartment 1 at No.33



- 1 The generous reception room provides an ideal space to relax and entertain
- 2 Stylishly designed, the reception room benefits from high ceilings and oak timber flooring

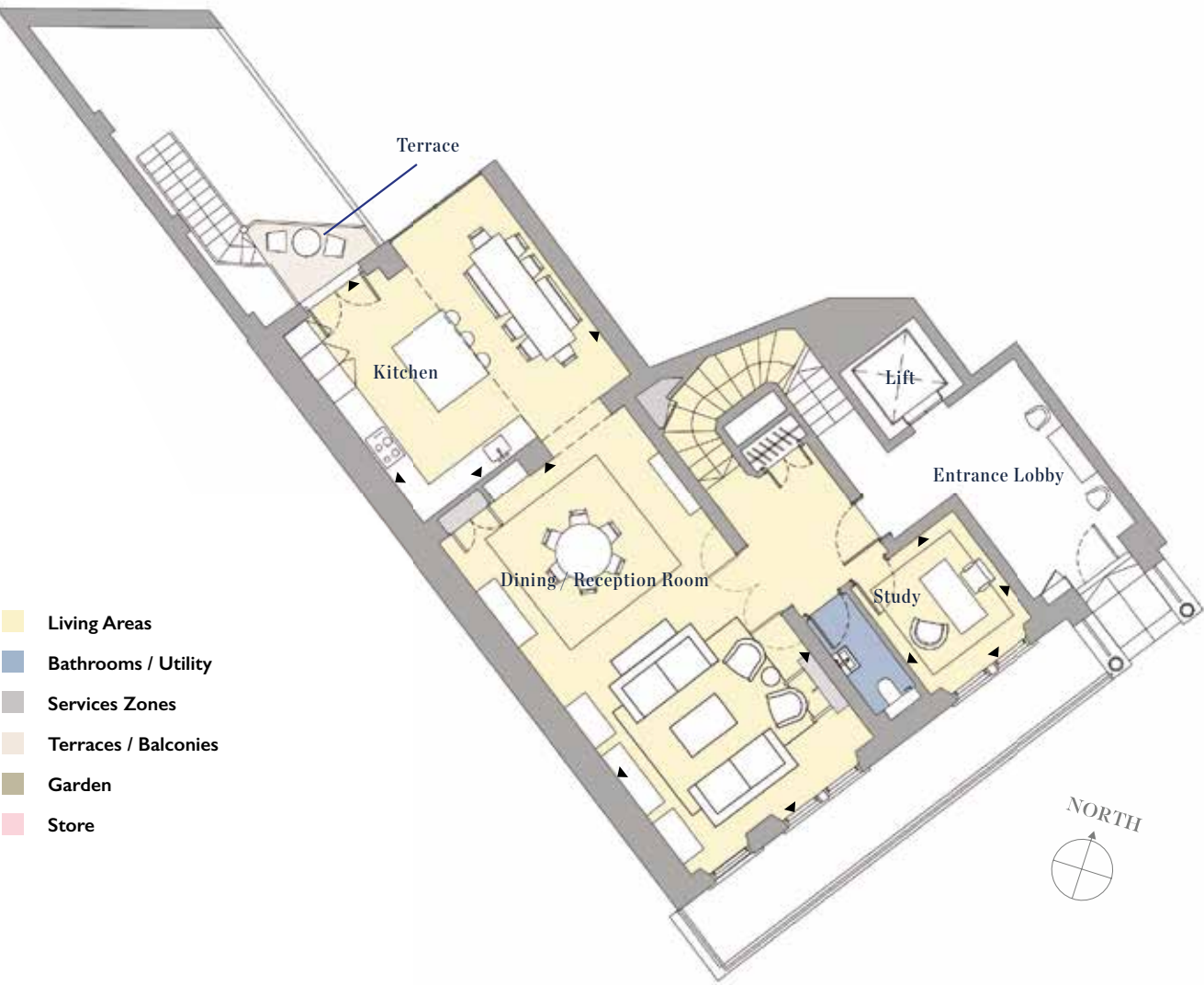


- 3 The contemporary kitchen provides an elegant yet informal space for family dining



- 4 The bright and spacious kitchen features porcelain tile flooring and floor-to-ceiling windows
- 5 Master bedroom dressing room

Floorplan:
Apartment 1 at No.33



Ground Floor

Approximate Apartment Area *	242 sq m (2,604 sq ft)
Reception Room	8.9m x 4.8m (29'2" x 15'8")
Kitchen	4.8m x 5.4m (15'8" x 17'8")
Study	2.6m x 2.7m (8'6" x 8'10")
Garden Terrace	6.9m x 3.0m (22'7" x 9'10")



Lower Ground Floor

Master Bedroom	4.8m x 4.7m (15'8" x 15'5")
Dressing room	3.7m x 1.1m (12'1" x 3'7")
Master Bathroom	4.8m x 2.4m (15'8" x 7'10")
Bedroom 2	4.5m x 3.3m (14'9" x 10'9")
Bedroom 3	3.4m x 3.6m (11'1" x 11'9")
Store Vault	3.2m x 2.1m (10'5" x 6'10")
Store Vault	3.2m x 2.2m (10'5" x 7'2")

Apartment 2 at No.33

➤ The second bedroom suite benefits from a bright and fully fitted dressing room



➤ Bedroom two with ensuite benefits from a balcony



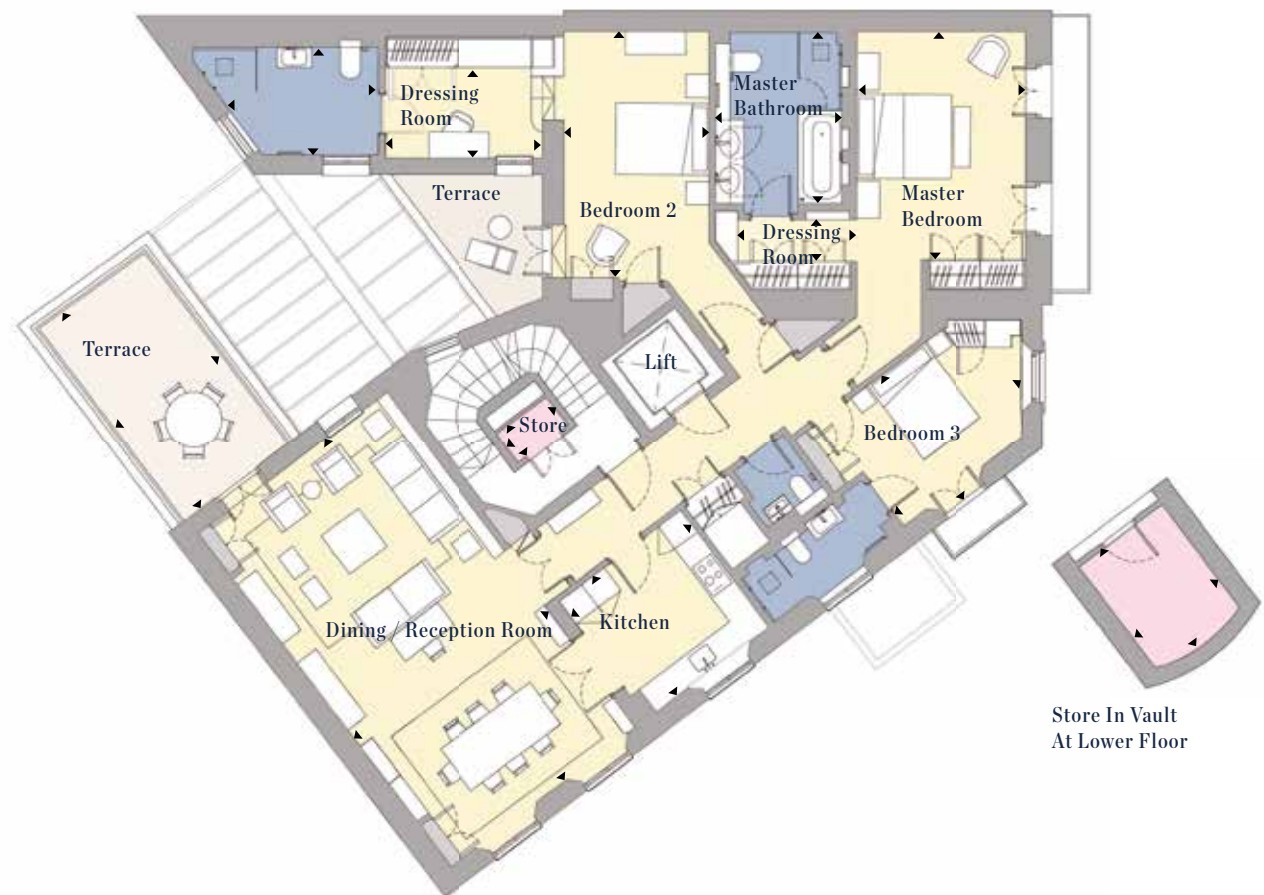
➤ Elegant master bedroom suite connects to the private balcony



➤ The luxurious dining and reception room features oak timber flooring
➤ The terrace leads directly from the reception room



Floorplan:
Apartment 2 at No.33



- Living Areas
- Bathrooms / Utility
- Services Zones
- Terraces / Balconies
- Garden
- Store

First Floor

Approximate Apartment Area *	184 sq m (1,980 sq ft)
Dining / Reception room	8.9m x 4.9m (29'2" x 16')
Kitchen	3.1m x 3.1m (10'2" x 10'2")
Master Bedroom	4.8m x 3.7m (15'8" x 12'1")
Dressing room	2.3m x 0.9m (7'6" x 2'11")
Master Bathroom	3.6m x 2.7m (11'9" x 8'10")
Bedroom 2	5.4m x 3.1m (17'8" x 10'2")
Dressing Room 2	1.9m x 3.2m (6'2" x 10'5")
Bedroom 3	3.9m x 2.8m (12'9" x 9'2")
Store	1.0m x 0.7m (3'3" x 2'3")
Store Vault	3.2m x 2.2m (10'5" x 7'2")
Terrace Living room	5.2m x 2.8m (17' x 9'2")

Apartment 3 at No.33

Spacious and comfortable living space with a bespoke stone fireplace



Meticulously designed dining area with double doors opening up to the kitchen
The master bedroom benefits from high ceilings and an abundance of natural light



Large windows highlight this bright and airy dining space



Floorplan:
Apartment 3 at No.33



Second Floor

Approximate Apartment Area *	177 sq m (1,905 sq ft)
Dining / Reception room	8.9m x 4.9m (29'2" x 16')
Kitchen	3.1m x 3.2m (10'2" x 10'5")
Master Bedroom	4.8m x 3.7m (15'8" x 12'1")
Dressing room	2.3m x 0.9m (7'6" x 2'11")
Master Bathroom	3.6m x 2.6m (11'9" x 8'6")
Bedroom 2	4.2m x 3.1m (13'9" x 10'2")
Bedroom 3	3.9m x 2.8m (12'9" x 9'2")
Store	1.0m x 0.7m (3'3" x 2'3")
Store Vault	3.2m x 2.2m (10'5" x 7'2")
Terrace Bedroom 2	3.4m x 2.4m (11'1" x 7'10")

Apartment 4 at No.33

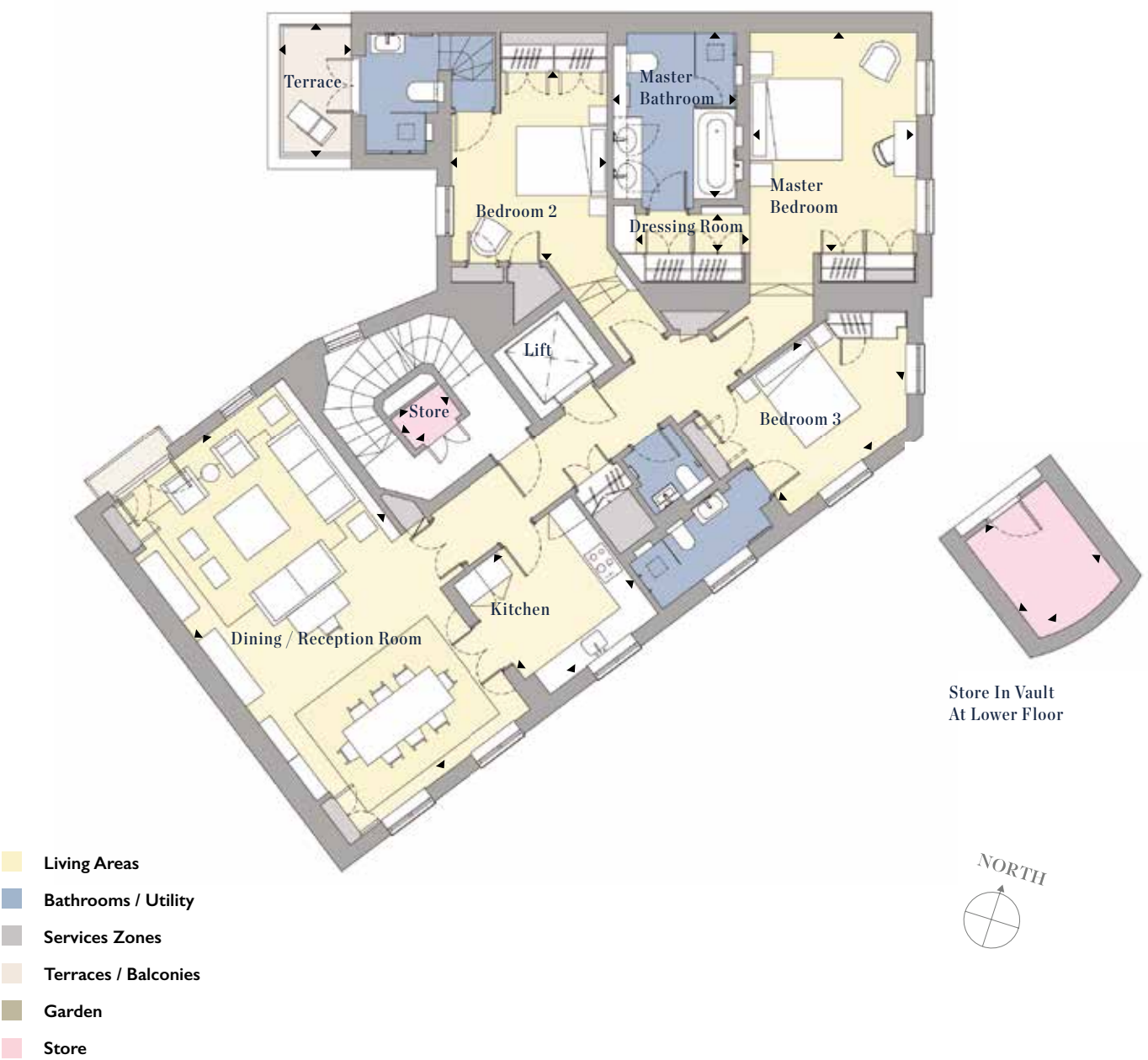


• The open-plan living room benefits from high ceilings and oak timber flooring



• Formal dining area with double doors leading into the kitchen

Floorplan:
Apartment 4 at No.33



Third Floor

Approximate Apartment Area *	174 sq m (1,872 sq ft)
Dining / Reception room	9.1m x 4.9m (29'10" x 16')
Kitchen	3.2m x 3.2m (10'5" x 10'5")
Master Bedroom	4.8m x 3.5m (15'8" x 11'5")
Dressing room	2.4m x 0.9m (7'10" x 2'11")
Master Bathroom	3.5m x 2.7m (11'5" x 8'10")
Bedroom 2	4.1m x 3.5m (13'5" x 11'5")
Bedroom 3	4.0m x 2.7m (13'1" x 8'10")
Store	1.0m x 0.6m (3'3" x 1'11")
Store Vault	3.2m x 2.2m (10'5" x 7'2")
Terrace Bedroom 2	2.6m x 1.4m (8'6" x 4'7")

Penthouse at No.33



➤ Bright and welcoming reception room, providing a generous and ideal space to relax or entertain



➤ The master bathroom has been finished with stunning dark marble



➤ Oak timber flooring runs throughout the reception and dining room



➤ Light-filled third bedroom

Floorplan:
Penthouse at No.33



Fourth Floor

Approximate Apartment Area *	154 sq m (1,657 sq ft)
Dining / Reception room	8.4m x 4.9m (27'6" x 16')
Kitchen	3.1m x 2.8m (10'2" x 9'2")
Master Bedroom	4.0m x 3.2m (13'1" x 10'5")
Master Bathroom	3.8m x 2.3m (12'5" x 7'6")
Bedroom 2	4.1m x 3.0m (13'5" x 9'10")
Bedroom 3	4.4m x 2.8m (14'5" x 9'2")
Store Vault	3.2m x 2.2m (10'5" x 7'2")

Specifications

Common services

- 8 person lift with access to apartments 2-5
- Video entry phone

Internal finishes

Entrance Lobby

- Painted timber panelled dado with savoy silk wall covering above
- Limestone Flooring with Port Laurent marble border
- Port Laurent marble feature wall to lift

Kitchen

- Fully fitted kitchens with Miele appliances
- Porcelain tile flooring
- Timber veneer wall cabinets. Floor mounted units in white gloss lacquer
- Worktops in Silestone White Storm composite stone

Hall & Reception Room

- Herringbone European oak timber flooring in reception and dining room
- Linear European oak flooring in hall
- Stone fireplace surround with slate hearth
- Walnut timber doors to all apartment entrances from lift
- Painted panelled doors and moulded architraves throughout apartments

Bedrooms

- Light wool carpet
- Bespoke joinery to wardrobes in stained oak

Master Bedrooms / En Suite Bathrooms

- Heated towel rails
- Porcelain tiles to walls and floor with noir St Laurent marble feature wall and bath top
- De-misting mirrors

En Suite Second & Third Bathrooms

- Heated towel rails
- Porcelain tiles to walls and floor
- Mosaic tiles to feature niche in shower

Mechanical & Electrical

- Under floor heating
- Fire safety systems
- Intruder alarms
- Satellite TV and digital terrestrial TV/radio
- Comfort cooling
- iLight control lighting
- Data cabling
- Electrically operated security shutters to the lower ground rooms to pavement lightwell

Parking

- A Royal Borough of Kensington and Chelsea residents parking permit is available for all apartments.

Tenure

- Share of freehold with a new 999 year lease.



Project Team

Developer

City Developments Limited

Architects

Hamiltons Architects Ltd

Quantity surveyor

Gleeds

Structural engineer

Conisbee

Service engineer

Slender Winter Partnership

Development advisors and project managers

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