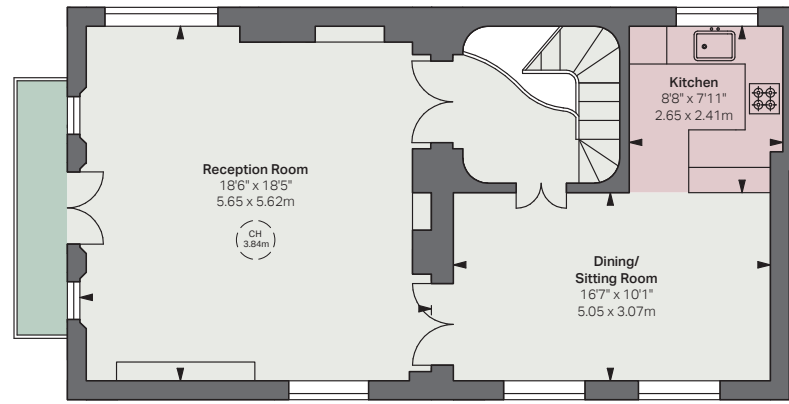
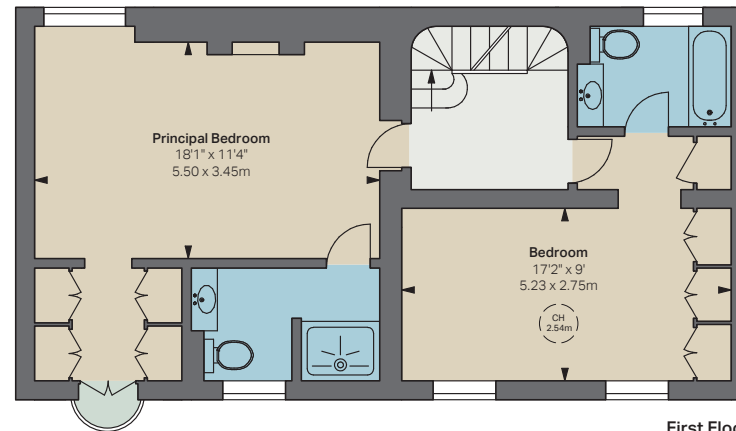


13 WILTON MEWS
BELGRAVIA
SW1X 7AT

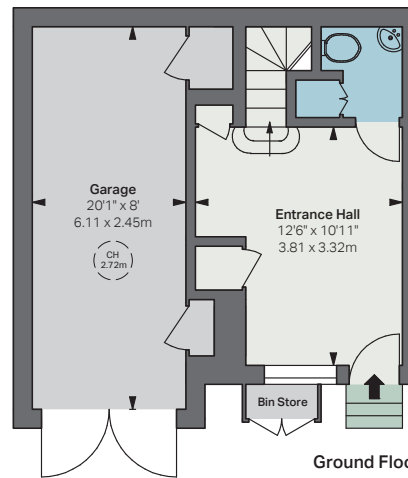




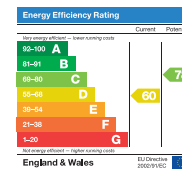
Second Floor



First Floor



Ground Floor



While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please contact the office as we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. AMES BELGRAVIA GIVE NOTICE TO ANYONE READING THESE PARTICULARS THAT: i) The particulars do not constitute any part of an offer or contract. ii) All statements contained in these particulars as to this property are made without responsibility on the part of Ames Belgravia or the vendors or lessors. iii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. iv) Any intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. v) The vendors do not make or give any authority to make or give any representation or warranty whatever in relation to this property. Measurements are approximate. The floorplan is for guidance only and not for valuation purposes. 15/06/26 AMES-230627C-05-JF-FOC

13 WILTON MEWS BELGRAVIA SW1X 7AT

A first and second floor balcony maisonette with triple aspect and 3.8m ceiling height reception.

All rooms have air-conditioning and views through St Peter's churchyard towards Eaton Square.

Private ground floor entrance with 20ft long garage, ideal for classics or charging electric cars at home.

Two double bedroom suites, guest WC, drawing room, separate dining room with open-plan kitchen, balcony, access to Belgrave Square gardens (extra fee).

TERMS

Lease :: Leasehold 83 years remaining to 2109. The vendor can serve S42 Notice for a 90 year extension. (This may be increased to 990 years under new legislation)

Ground Rent :: Nil/peppercorn

Service Charge/Insurance :: Estimate for 2026 is £2,500 p.a.

Price :: £3,050,000 subject to contract

Approximate Gross Internal Area
1,504 sq ft / 139.72 sq m

Garage and Bin Store Area
180 sq ft / 16.72 sq m

Total Approximate Gross Internal Area
1,684 sq ft / 156.44 sq m

AMESBELGRAVIA
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