



# Wilton Street

*Belgravia*

OLIVER BERNARD

LONDON





## INTRODUCTION

Welcome to 22 Wilton Street, a remarkable residence nestled in the highly sought-after neighborhood of Belgravia. This exceptional property presents a rare combination of luxurious living with its double basement, a stunning 60ft garden, and impeccable condition that showcases attention to detail. Offering an impressive array of features, including a gym, cinema, and five bedrooms, this home sets a new standard for elegance and comfort.

Spread across multiple levels, this residence offers an abundance of space and amenities to cater to every aspect of your lifestyle. With a grand total of five generously sized bedrooms, this home provides ample room for both relaxation and privacy. The bedrooms are elegantly designed, with high-quality finishes and ample natural light that creates a serene atmosphere.





# Dining Room

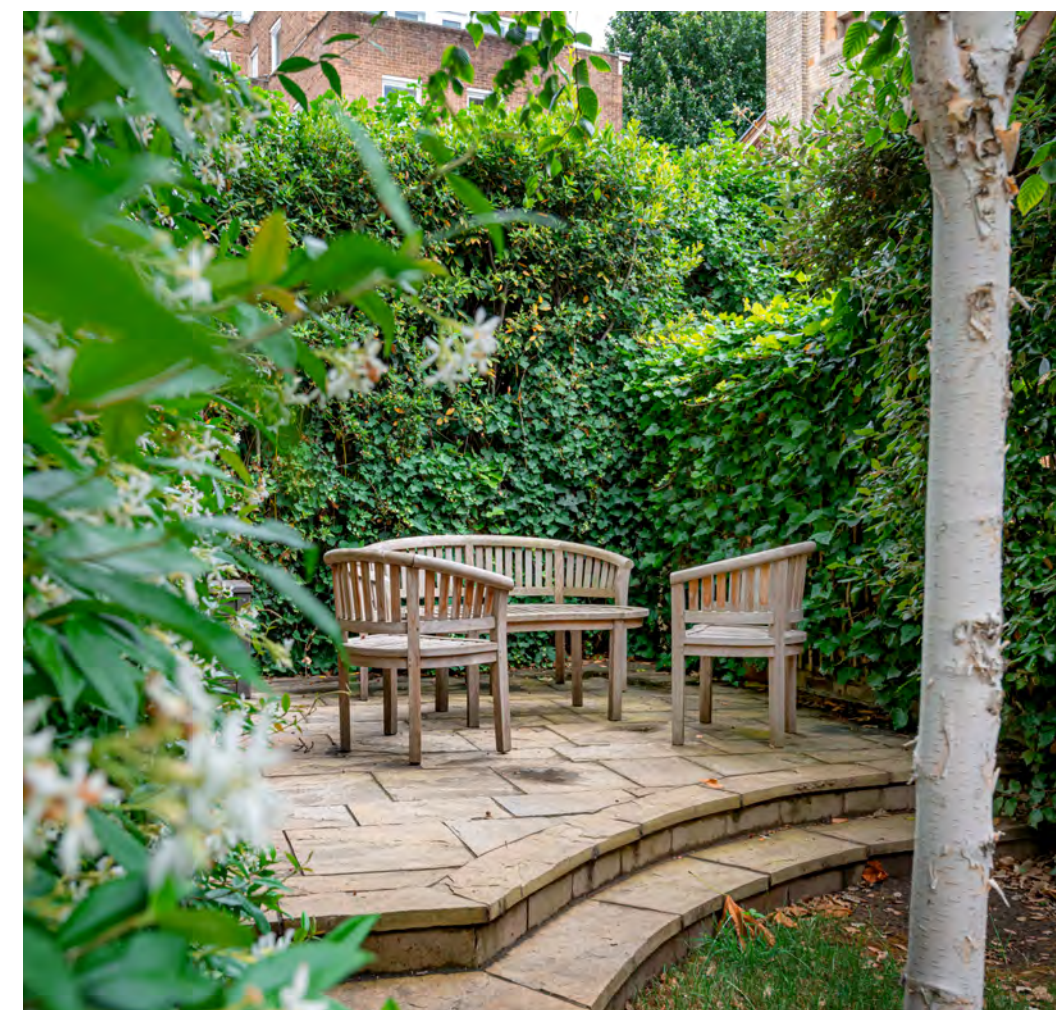
Enter the stunning dining room that effortlessly combines beauty and style. With the practical addition of a dumb waiter, hosting memorable dinner parties becomes a breeze, allowing for smooth and efficient service without any fuss.





# Outside Space

This residence offers a variety of outdoor options to suit every preference, including a spacious terrace for enjoying panoramic views, a lush 60ft garden for peaceful relaxation, and a convenient patio located just off the kitchen, perfect for outdoor dining and entertaining.





# Kitchen & Dinning

The kitchen, expertly designed and crafted by Smallbone, showcases unparalleled craftsmanship and exquisite attention to detail, creating a culinary haven that seamlessly blends style and functionality.



WILTON STREET

# Snug & Bar





# First Floor Reception Room





# Bedrooms

Quiet and secluded bedrooms with  
seperate dressing and en-suite  
bathrooms





# Bedrooms



Each of the five bedrooms in this property features thoughtfully designed fitted storage and offers a stunning outlook, combining functionality and aesthetic appeal for a truly delightful living experience.



# Bathrooms

Extensive *bathrooms* and guest WC with traditional Silver appliances and rainwater showerheads.







KITCHEN LEADING ON TO THE PATIO

The kitchen's breakfast table opens onto the patio, offering a perfect spot to enjoy a sunny cup of coffee.



CINEMA

In the lower ground floor you will find a cozy cinema fitted with the smartest technology



JOINERY

The house is fitted with beautiful bespoke joinery.



# Floor Plan

## Approx. Gross Internal Area:

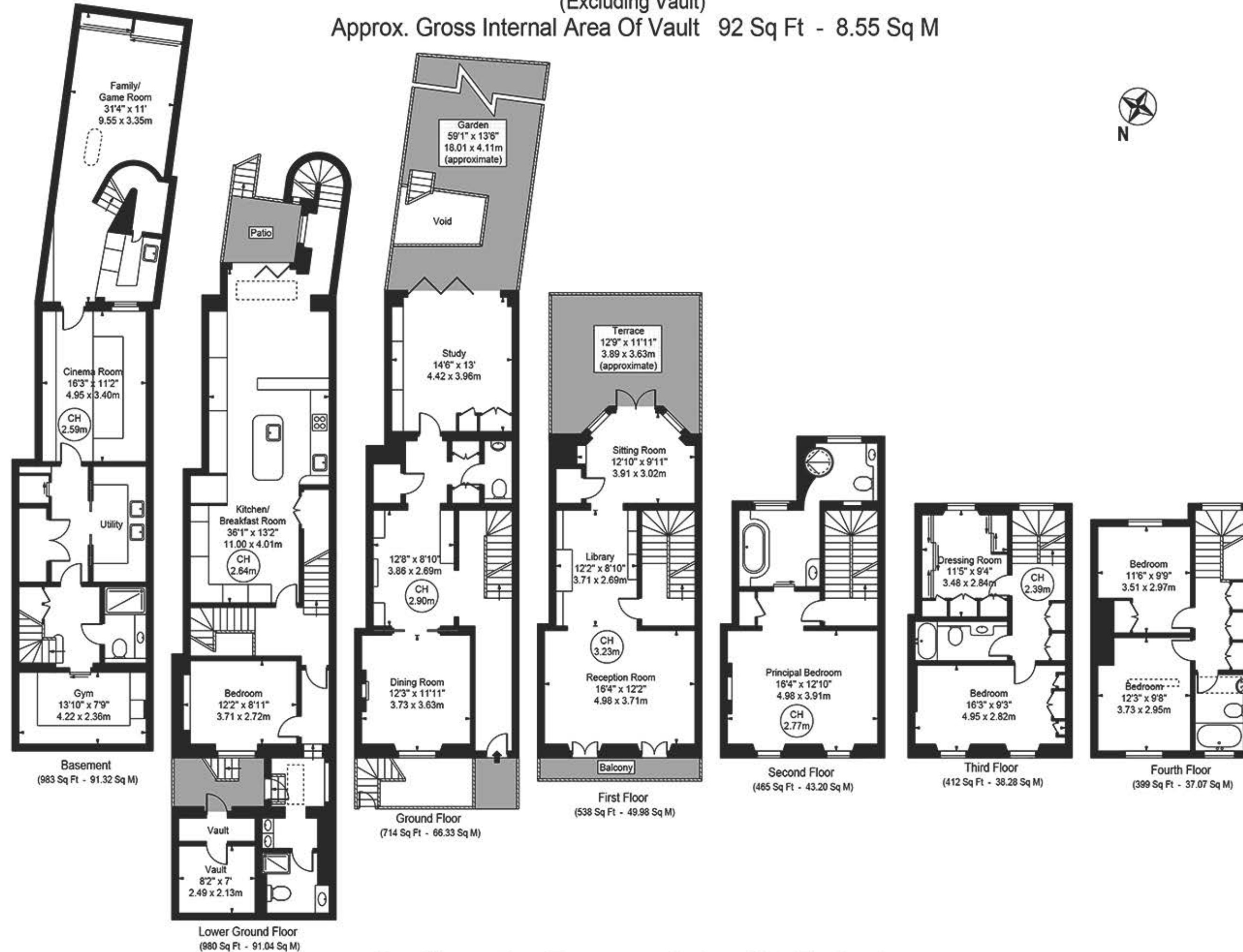
4399 Sq Ft – 402.18 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

### Important Information

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Wilton Street  
 Approx. Gross Internal Area 4399 Sq Ft - 408.68 Sq M  
 (Excluding Vault)  
 Approx. Gross Internal Area Of Vault 92 Sq Ft - 8.55 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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# Location and Amenities

**Description:** This remarkable and very private property boasts a glorious terrace overlooking the immaculate and perfectly maintained 60 ft South-Facing garden, accessed from the ground floor study. This exquisite and well-balanced property is presented in excellent decorative order throughout, having been comprehensively refurbished, and is simply perfect for entertaining, whilst functioning perfectly for family living. The property has been completed with the highest quality fixtures and fittings. Amongst the many modern conveniences, the house features a Lutron lighting system, UFH throughout with air conditioning in all bedrooms and the sub-basement. The cinema is Creston controlled integrated with a Kaleidescape system and music is provided by Sonos amplifiers with Bowers & Wilkins loudspeakers.

**Location:** Located on the Southern terrace of Wilton Street, the house is in a prime Belgravia location, just off Belgrave Square, close to Eaton Square, and only a short walk to Motcomb and Elizabeth Street, ideal for making the most of the local amenities. Hyde Park Corner and Victoria stations are within walking distance, with excellent connections both in and out of the City.



x 5

Principal Bedroom with En Suite Bathroom

Bedroom 2, 3, 4 and 5 with use of multiple family bathrooms



x 5

En Suite Bathrooms & 1 Guest WC



x 4399Sq Ft

- x 3 Reception Room
- Eat in Kitchen
- Cinema
- Gym
- Log Burner
- AC

Tenure

Freehold

EPC

EPC = D

Guide Price

£8,100,000







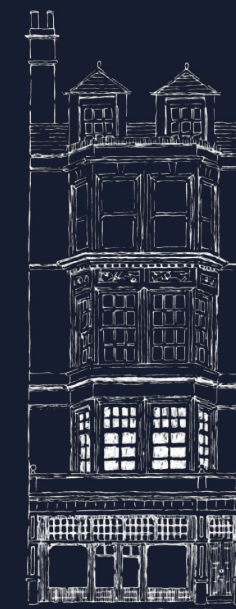
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