



MILTON  
STONE

# Groom Place, SW1X

£4,950,000 Freehold

3 bedroom mews house for sale

## Description

This “Turn-Key” three double bedroom Freehold mews house in Groom Place has been the subject of a complete rebuild to exacting standards offering any incoming purchaser a bespoke living experience.

Groom Place is a quiet cobbled mews in Belgravia, located between Chapel Street and Chester Street and within walking distance of Belgrave Square which this mews house has access to.

Glass Entrance Hallway \* 22ft Wooden Floored Reception Room with Bar area and Fireplace \* First Floor Master Bedroom with Dressing Room and “Waterwork” En-suite Bathroom \* Second Floor Two Further Double Bedrooms \* Family Bathroom \* Guest Cloakroom \* Bespoke fitted Kitchen/Dining Room with Wine storage \* Pantry/Utility Room \* Private Mews Parking \* Air conditioning \* Water Under Floor Heating\* CCTV \*EPC Rating C.

Tenure: Freehold

## Tenure

Freehold

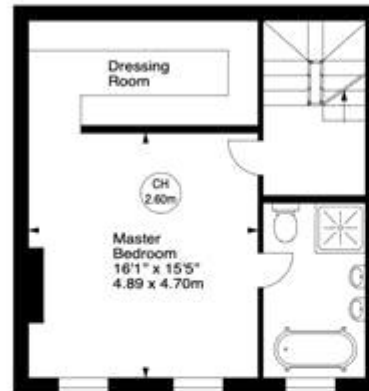


# Groom Place, SW1



Approx. Gross Internal Area  
2002 Sq Ft - 185.99 Sq M

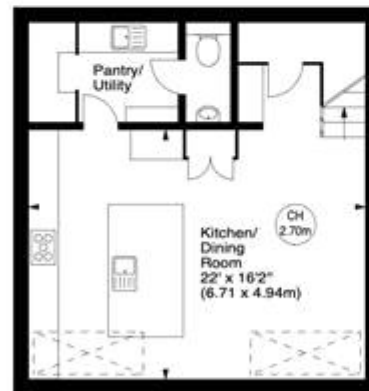
Key :  
CH - Ceiling Height



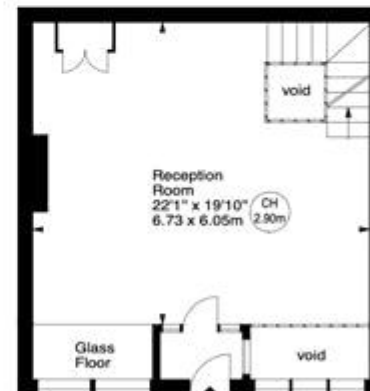
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>69</b>	<b>74</b>
		<b>80</b>	<b>62</b>
			<b>62</b>
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)</small>	

Viewing by appointment only  
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