



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

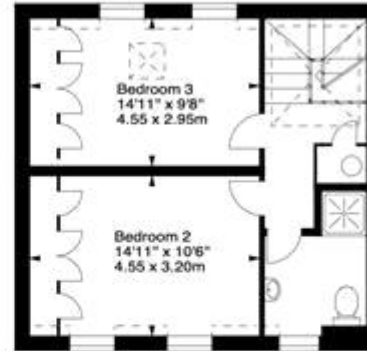


Approx. Gross Internal Area
2002 Sq Ft - 185.99 Sq M

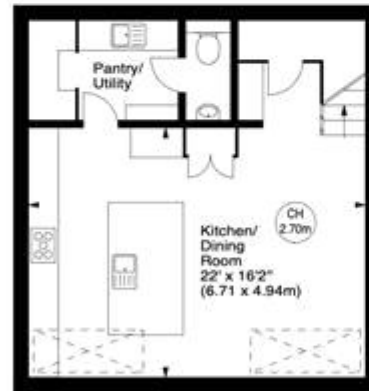
Key :
CH - Ceiling Height



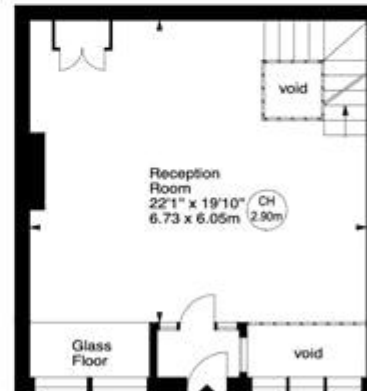
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	England & Wales
		80	EU Directive 2002/91/EC
			62
			74

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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