



# Bourne Street

Belgravia SW1



## Accommodation

-  2-3 Bedrooms
-  1-2 Reception rooms
-  2 Bathrooms
-  1,150 sq ft (106.84 m<sup>2</sup>)
-  133 sq ft (12.36 m<sup>2</sup>)

## Location

Situated within the highly sought-after Bourne Street/Ormonde Place development, the property benefits from a quiet road and garden square.

Just moments from Orange Square's shops and restaurants and ideally positioned for the extensive amenities of King's Road and Sloane Street.



The raised ground floor entrance hall leads to a double reception room measuring over 22 ft with sash windows at either end.

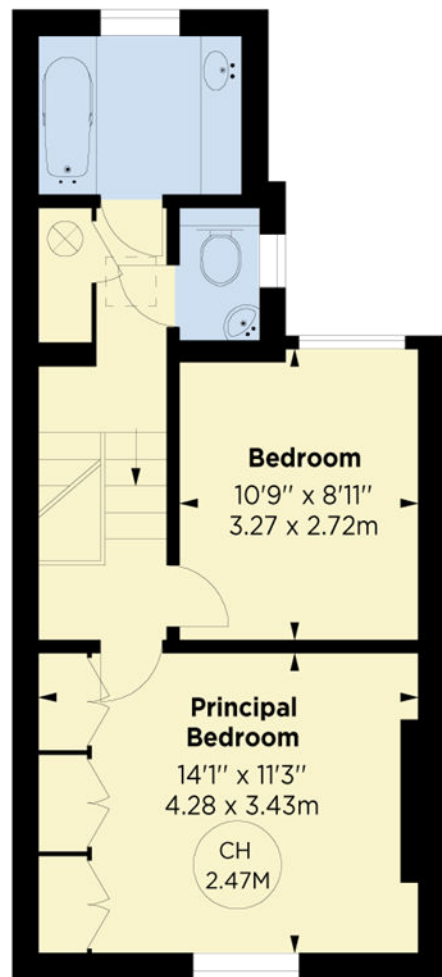
From the hall, steps descend to a landing giving access to a study/third bedroom, which opens directly onto a south-west facing courtyard garden and detached garage.

The lower ground floor offers a guest cloakroom with shower and generous bespoke kitchen/dining room with French doors leading onto a front patio.

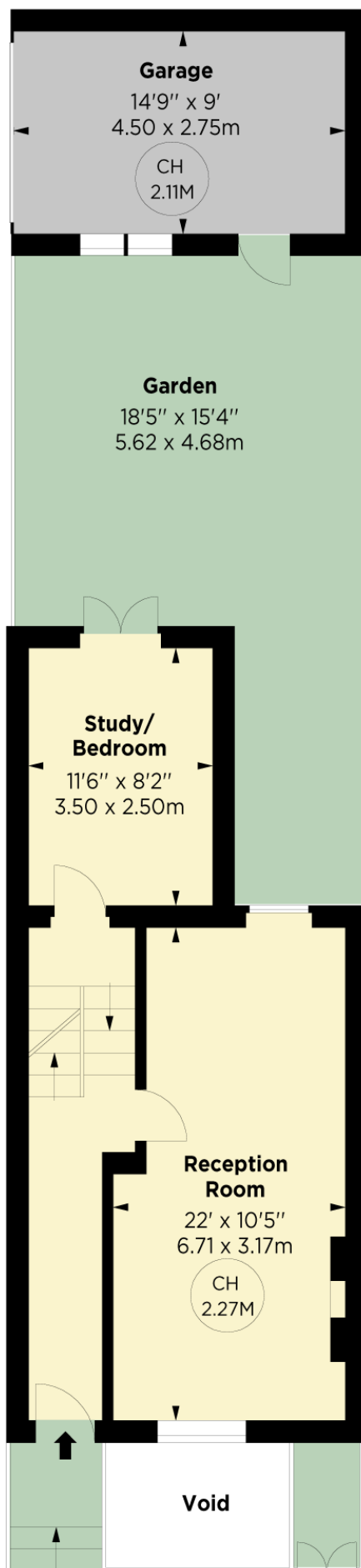
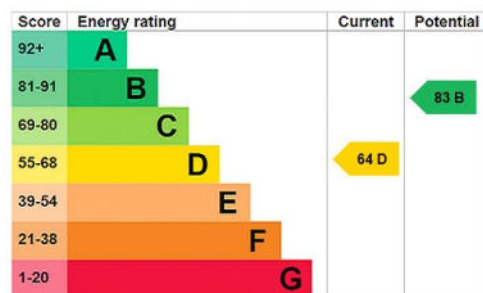
The first floor comprises a principal bedroom with built-in storage, a second bedroom, a family bathroom, and a separate guest cloakroom.



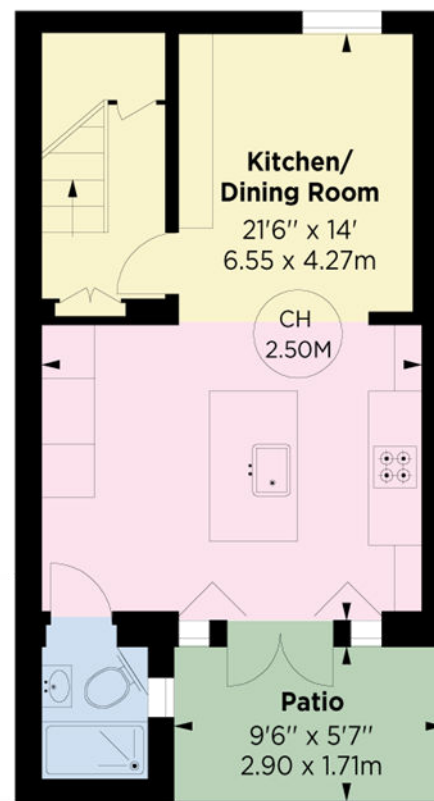




FIRST FLOOR



RAISED  
GROUND FLOOR



LOWER  
GROUND FLOOR

## Bourne Street, SW1

APPROX. GROSS INTERNAL AREA \*  
1150 Sq Ft - 106.84 Sq M  
(Excluding Garage)

APPROX. GROSS GARAGE AREA \*  
133 Sq Ft - 12.36 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
1283 Sq Ft - 119.19 Sq M



Freehold

£2,750,000  
Subject to contract

Council Tax  
City of Westminster – Band H  
EPC Rate - D



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