



A CHARMING THREE BEDROOM PERIOD HOUSE WITHIN WALKING DISTANCE OF SLOANE SQUARE.

BOURNE STREET, LONDON SW1W

Guide Price £2,500,000,

- Spacious and bright reception room
- Kitchen with dining area
- Master bedroom with an en suite
- Ideally located
- Downstairs cloakroom

Knightsbridge Flats

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Description

This well-presented house comprises four floors, with a bright and extremely spacious kitchen/dining area downstairs, as well as a utility room and access to a large storage vault.

There is an exceptionally bright, dual aspect, ground floor reception room and the master bedroom occupies the entire first floor and benefits from an en suite bathroom along with plenty of storage space.

The house also includes two further bedrooms, both of which have access to a bathroom.

Tenure

Leasehold (approximately 82 years remaining)

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FLOORPLANS

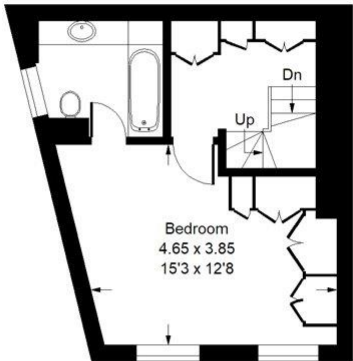
Gross internal area: 1340 sq ft, 124.5 m²

Bourne Street, SW1

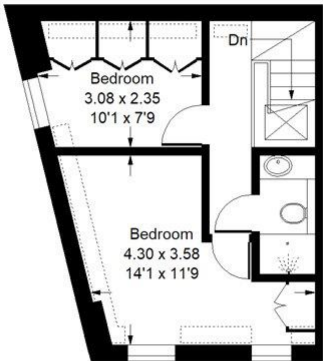
Approx. Gross Internal Area = 124.5 sq m / 1340 sq ft
Vault = 5.3 sq m / 57 sq ft
Total = 129.8 sq m / 1397 sq ft



[Dashed line symbol] = Reduced headroom below 1.5 m / 5'0"



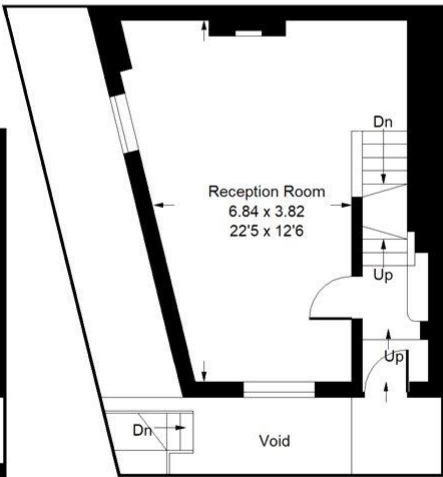
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G	18	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		