



A charming two bedroom cottage with a private south-west facing garden.

Bourne Street, London, SW1W

£1,750,000 Leasehold (76 years remaining)



- Charming and spacious reception room
- Two double bedrooms (one en suite)
- Open -plan kitchen/dining conservatory
- Pretty private south-west facing garden
- Fantastic location in Belgravia

Local Information

Historically Bourne Street sat on the banks of the River Westbourne. It is a quiet residential street to the east of Sloane Square on the way to Eaton Square and is ideally located for the shops and restaurants of Sloane Square, Sloane Street and the Kings Road. There are also several reputable schools nearby, including the Francis Holland School

The nearest underground station is at Sloane Square, 0.2 miles away * (District and Circle lines)

About this property

This delightful leasehold house comprises over 1100 sq ft of well laid out accommodation, set over three floors on this quiet road in Belgravia.

The property features a spacious and bright reception room which occupies the entire ground floor. The first floor comprises a well-proportioned double bedroom with fitted wardrobes and access to its own bathroom.

The lower ground floor features a further double bedroom suite with access to a small patio. The kitchen is exceptionally bright and benefits from an adjoining conservatory dining room which overlooks the private south-west facing garden.

The property further benefits from two storage vaults.

Tenure

Leasehold (Approximately 76 years remaining, expiring 24th December 2097)

Local Authority

Royal Borough of Kensington and Chelsea

Ground Rent

£1 per annum

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office.
Telephone: +44 (0) 20 7581 5234.





Bourne Street, London, SW1W
Gross Internal Area 1099 sq ft, 102.1 m²




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Bourne Street, SW1

Approx. Gross Internal Area = 102.1 sq m / 1099 sq ft
Vault / Storage = 8.7 sq m / 94 sq ft
Total = 110.8 sq m / 1193 sq ft

 = Reduced headroom
below 1.5 m / 5'0"



First Floor



Ground Floor



Lower 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.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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