



40-46

HEADFORT PLACE

BELGRAVIA



INTRODUCTION

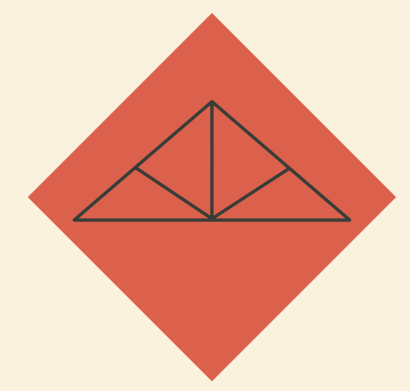
A beautifully restored Belgravia mews building providing aspirational office accommodation with volume, space and light.

3,450 sq ft of office space over two highly specified floors with a single, private entrance as well as additional ancillary space. A discreet location yet with a wealth of amenities on its doorstep.

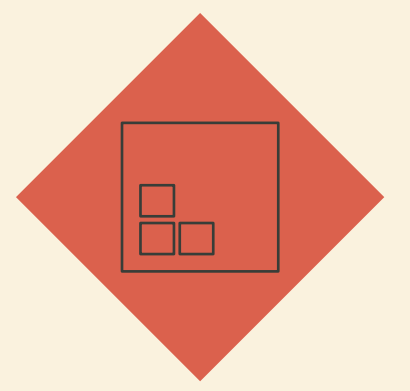


Indicative CGI of exterior

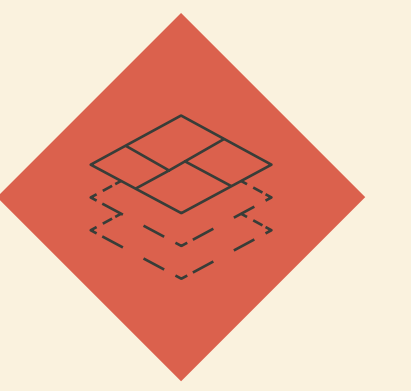
SPECIFICATION



Exposed rafters



Self-contained building



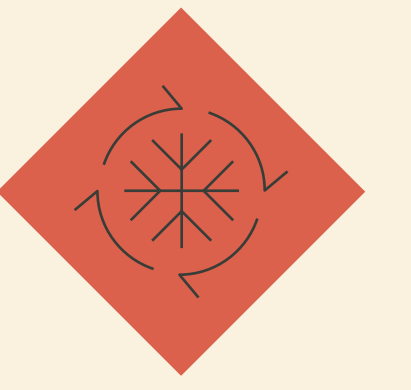
Full access raised floor



Car Parking by separate arrangement



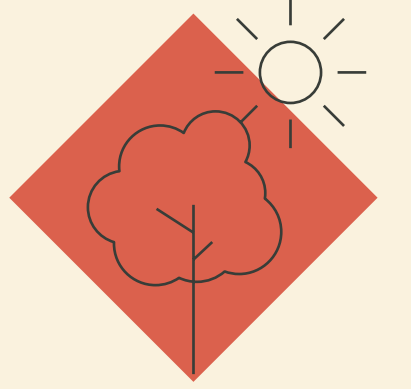
Showers



New VRV Air Conditioning



New WCs

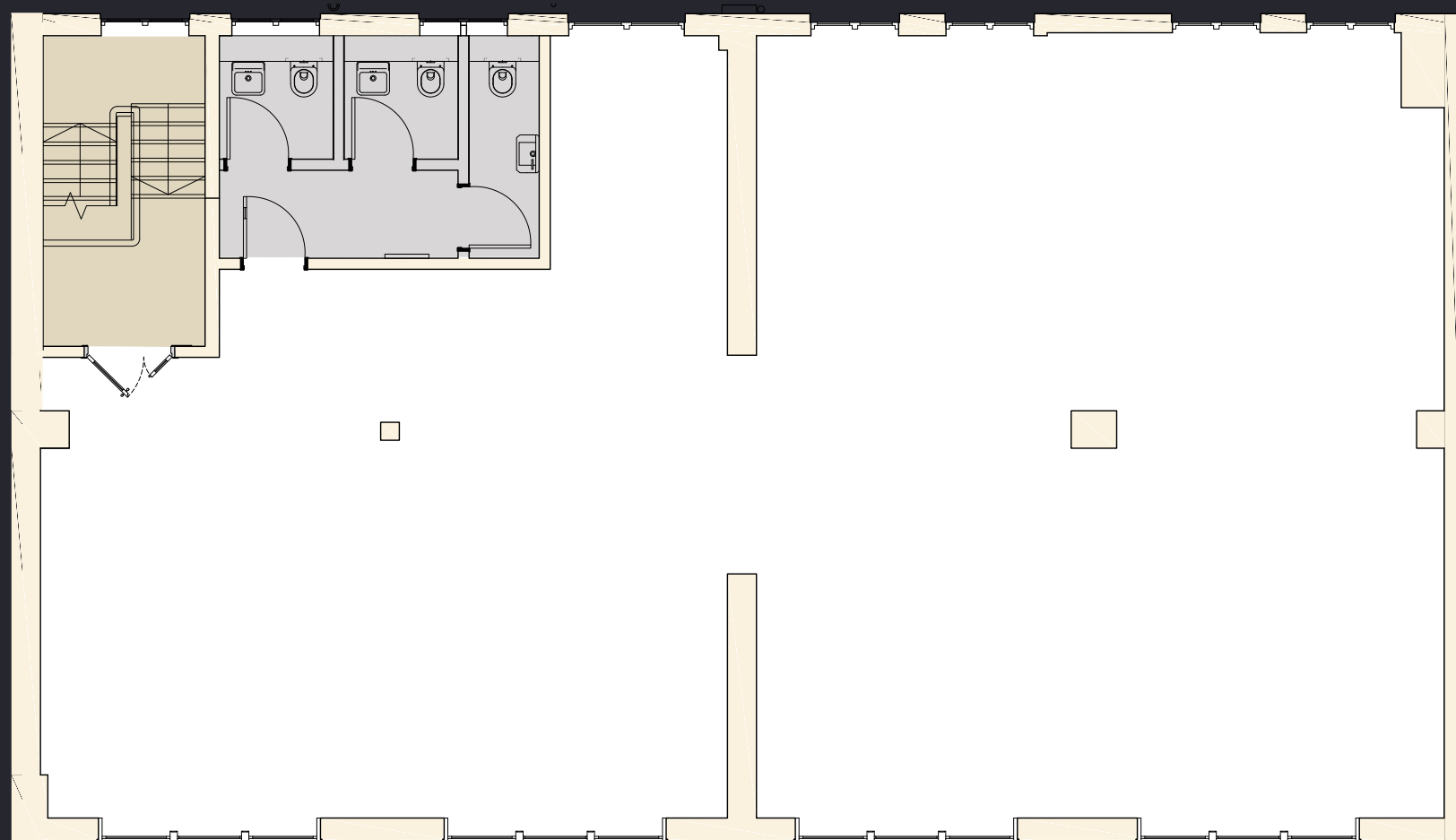


Quiet secluded location in Belgravia



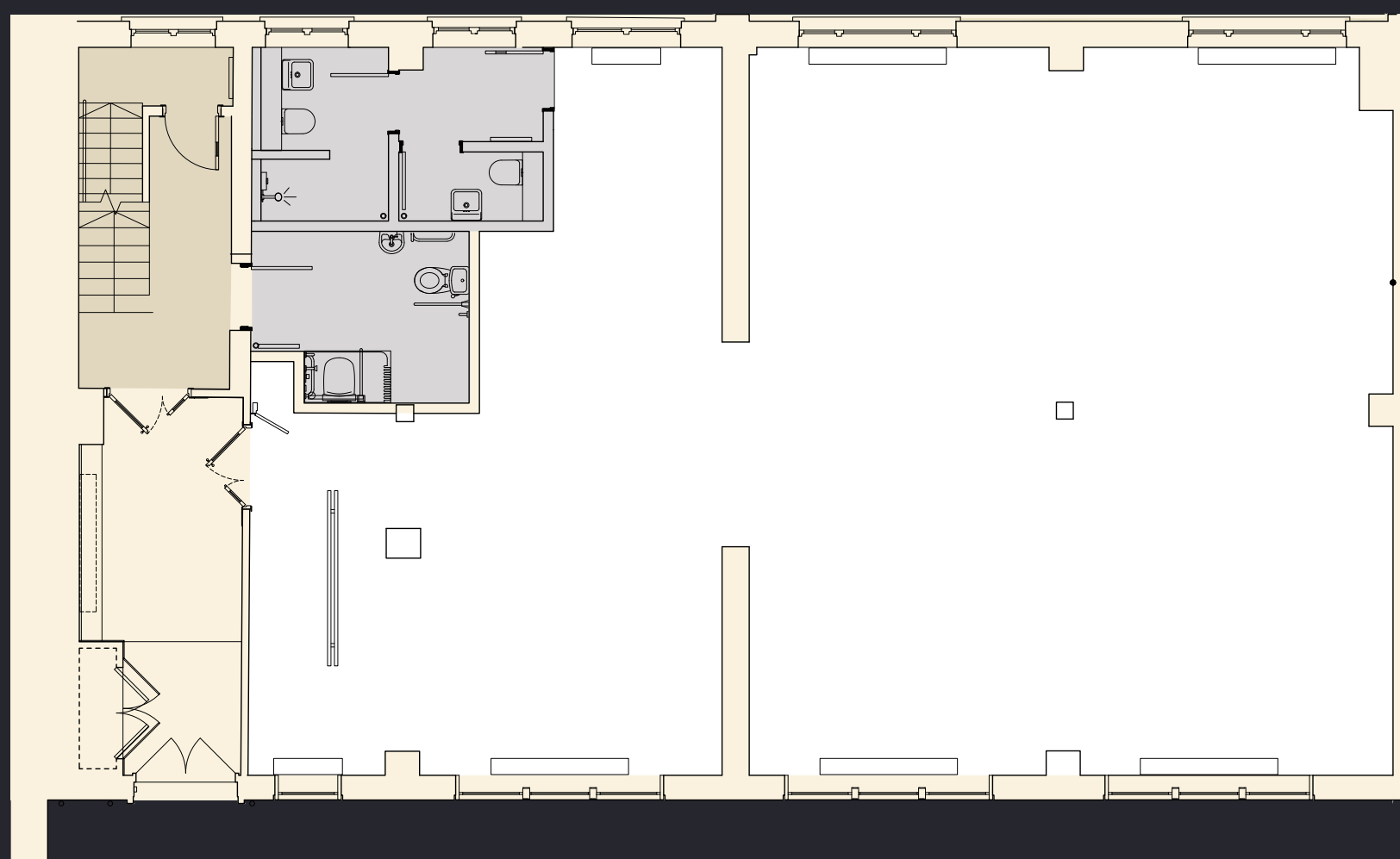
FIRST FLOOR

1,819 SQ FT



GROUND FLOOR

1,631 SQ FT



■ = Office ■ = Core ■ = WCs

Floor plan not to scale. For indicative purposes only

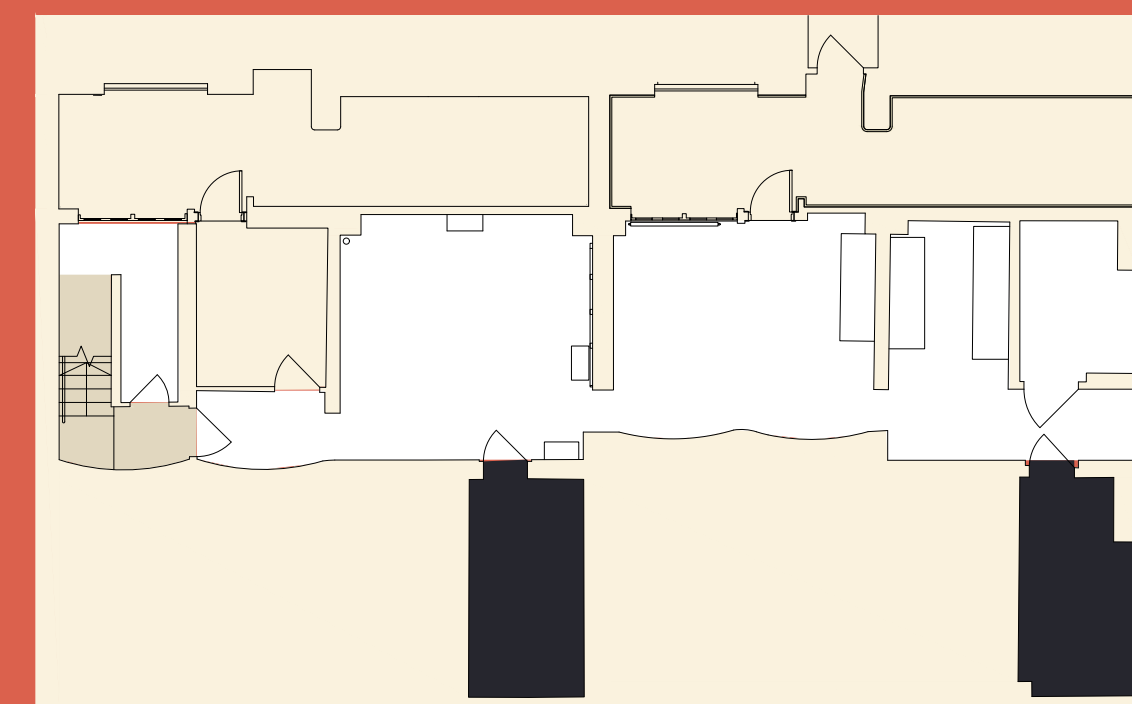
FLOOR PLANS

LOWER GROUND FLOOR

ANCILLARY SPACE - 652 SQ FT

STORAGE - 45 SQ FT

VAULTS - 171 SQ FT



■ = Space ■ = Core ■ = Vaults



LOCATION



Walking times

3 mins Hyde Park Corner

10 mins Knightsbridge

10 mins Victoria

On-the-go

1. Pret
2. Waitrose
3. L'ETO London
4. The Lodge Café
5. Garden Cafe
6. Ole & Steen

Hotels

1. The Peninsula
2. COMO The Halkin London
3. The Lanesborough
4. The Berkeley
5. Virtual

Restaurants

1. Petrus by Gordon Ramsay
2. Pantechnicon
3. Atis - Eccleston Yard
4. Wild by Tart - Eccleston Yard
5. Amie
6. Chucs Belgravia

Pubs

1. The Grenadier
2. Horse & Groom
3. The Nags Head
4. The Alfred Tennyson

Fitness

1. 1Rebel - Victoria
2. Gymbox - Victoria
3. Hot Pod Yoga
4. Re: Mind
5. Frame - Victoria
6. Barry's

SW1X 7DH

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HEADFORT PLACE

|CROSSLAND
|OTTER HUNT|

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