



Balfour Mews
Mayfair, W1K

CHESTERTONS





Tucked away in a quiet mews just moments from Mount Street's historic gardens, this beautifully proportioned home spans over 3,189 sq. ft and blends period charm with contemporary elegance. The striking façade pays homage to early 18th-century English domestic architecture, while the modern name, Studio 13, hints at the property's rich and storied past. Once the site of a riding school, Balfour Mews was reimagined in 1898 by architects Balfour and Turner, transforming into equestrian stabling for the affluent neighbouring streets of Aldford Street and South Street. Today, the home seamlessly combines heritage features with luxurious modern touches, offering an exceptional living experience.

Inside, the property unfolds across multiple levels, beginning with a stunning open-plan reception and dining area on the ground floor. Solid oak flooring and 2.9-metre ceiling heights enhance the sense of space, while a bespoke Minotti kitchen, equipped with Gaggenau and Miele appliances, sits discreetly at the rear. The first floor is home to the principal suite, complete with extensive built-in storage, a spa-like en suite with a free-standing bath, and access to a private roof terrace. Another well-appointed en suite bedroom is also found on this level. The second floor features two additional en suite bedrooms with built-in wardrobes, alongside a hallway leading to another private terrace. A stylish mezzanine level overlooks the upper floor, making an ideal study space. The lower ground floor is dedicated to leisure and practicality, boasting a state-of-the-art media room, a spacious gym, a staff bedroom with kitchenette and en suite, a utility room, and an additional guest WC. Perfectly positioned and thoughtfully designed, this exceptional home offers a rare combination of historic charm and contemporary refinement.

- 3,189 sq. ft.
- Quiet mews near Mount Street
- 18th-century façade, modern interior
- Open-plan living, high ceilings, oak floors
- Bespoke Minotti kitchen, Gaggenau, Miele appliances
- Four en suite bedrooms
- Staff quarters
- Principal suite with private terrace
- Media room, gym, utility room
- Two private terraces
- Air conditioning

Tenure: Freehold

Service Charge: None

Ground Rent: None

Local Authority: Westminster

Council Tax Band: H

Asking Price £8,250,000

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