



**BOURNE STREET LONDON SW1W**  
*£3,000 PER WEEK AVAILABLE 10/05/2024*



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Bourne Street London SW 1W**

**£3,000 Per Week  
Furnished**

 **3 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Three Double Bedrooms, - Two Bathrooms, - Private Garden, - Roof Terrace, - Air-Conditioning, - 1418 Square Feet, - Furnished, - Council Tax Band H

## Council Tax

Council Tax Band H

## Hamptons

7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
020 7824 8242  
sloanesquarelettings@hamptons.co.uk  
www.hamptons.co.uk

# { A STUNNING THREE BEDROOM HOUSE WITH GARDEN AND ROOF TERRACE

## The Property

A stunning three bedroom house located on this lovely residential street in Prime Belgravia offering three double bedrooms, picturesque private garden and a splendid roof terrace. Comprising a lovely reception room and bifolding doors to the private garden on the lower ground floor, fully equipped kitchen and dining area on the ground floor providing fabulous entertaining space both inside and outside. On the first floor are two double bedrooms with a family shower room with the delightful Principal bedroom on the top floor with dressing area and en-suite bathroom. The house further benefits a decked roof terrace ideal for the sunshine, guest WC, utility room and additional storage room (lower ground floor vaults). Offering Air-Conditioning throughout the house with 1418 squared feet of modern family living space. Available now furnished.

## Location

Bourne Street is ideally located for the transport link via Sloane Square underground station offering the Circle & District Lines (0.1 miles away). Running parallel to Eaton Terrace and located between Caroline Terrace and Chester Row. The Fashionable Kings Road provides an abundance of shops and restaurants with the Duke of York Square within easy reach of the house.





# BOURNE STREET

Approximate Gross Internal Area (excluding reduced headroom / Vaults)

Lower Ground floor = 376 sq. ft. (34.9 sq. m.)

Ground floor = 383 sq. ft. (35.6 sq. m.)

First floor = 320 sq. ft. (29.8 sq. m.)

Second floor = 280 sq. ft. (26.0 sq. m.)

Third floor = 51 sq. ft. (4.7 sq. m.)

Reduced headroom = 8 sq. ft. (0.7 sq. m.)

Total = 1418 sq. ft. (131.7 sq. m.)

Vaults = 140 sq. ft. (13.0 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1081150

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

