



# BALFOUR MEWS

MAYFAIR, W1

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A charming Grade II listed,  
freehold mews house in the  
heart of Mayfair Village





## BACKGROUND

This well-proportioned home measures over 3,189 sq. ft and is neatly positioned in a quiet mews moments from Mount Street with its historic gardens.

The picturesque exterior showcases the history of English domestic architecture from the early 18th century with a modern name, Studio 13, adorning the property and highlighting its fascinating past.

Balfour Mews was originally the site of a riding school until 1898 when architectural duo Balfour and Turner redesigned the

mews as equestrian stabling for the affluent neighbouring streets of Aldford Street and South Street.



## THE PROPERTY

The ground floor showcases the impressive open plan reception/dining room with solid oak flooring, 2.9 metre ceiling heights, and has been finished in a contemporary style whilst still retaining some of its period history, including the wrought iron stair balustrade.

The fully integrated, bespoke Minnotti kitchen is located at the rear of the ground floor and has Gaggenau and Miele appliances. There is also a guest WC.

The smart staircase leads to the first floor to the principal bedroom with an abundance of built in storage, en suite bathroom with free-standing bath, walk in shower and dual sinks and access to the private roof terrace. There is a second bedroom, also with built in storage and en suite shower room.

On the second floor, there are two further bedrooms, both with built in wardrobes and their own respective en suite bathrooms along with access to another private terrace off the hallway. Overlooking the second floor is a smart mezzanine, ideal for use as a study.



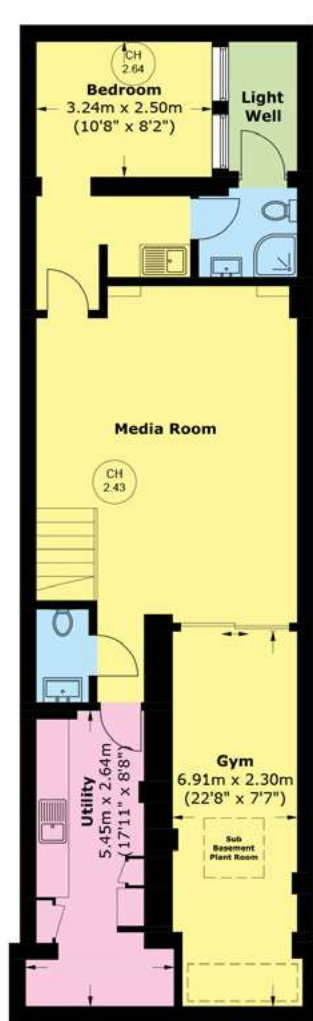
On the lower ground floor, there is an impressive media room and large, well-equipped gym. At the rear is a staff bedroom with kitchenette and en suite shower room. There is also a utility room and additional guest WC.

**This mews house comes with a fully integrated audio video system, is fully air conditioned and has under floor heating. Great attention has been made to ensure this comfortable family home functions perfectly around it's exceptionally well-designed interiors.**

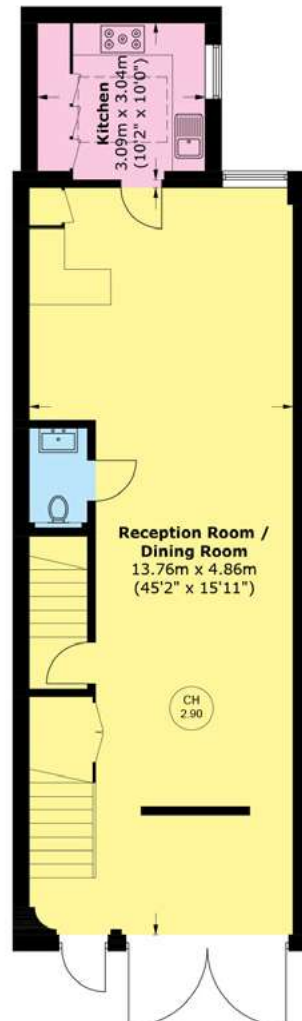
- Mayfair Village
- Four bedrooms
- Two private terraces
- Staff accommodation
- Media room
- Gym
- Air conditioning



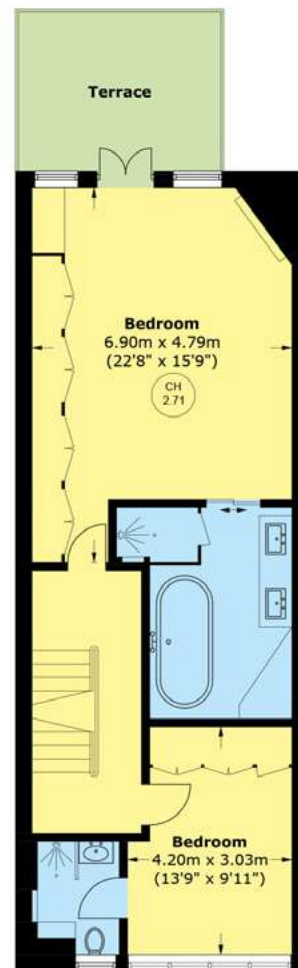




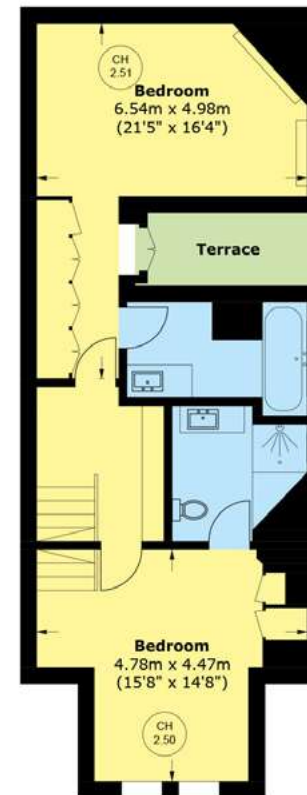
**Lower Ground Floor**



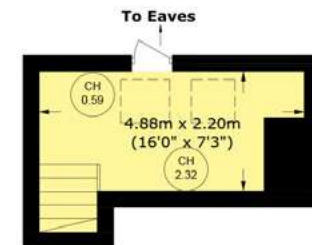
**Ground Floor**



**First Floor**



**Second Floor**



**Mezzanine**



Total area (approx.):  
3,189.3 SQ. FT (296.3 SQ. M)

Terrace:  
166.8 SQ. FT (15.5 SQ. M)

**Price:** £7,750,000  
**Tenure:** Joint Sole Selling Agents



Regulated  
Estate Agent  
and Letting Agent

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**CHESTERTONS**

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