



**BEAUCHAMP  
ESTATES**

# Bowland Yard

BELGRAVIA





Charming ground floor apartment with private terrace in a discreet Belgravia mews.



## Exterior

The property benefits from its own private front door, giving it the feel of a charming mews house rather than a traditional apartment. Positioned on the ground floor, it also enjoys a private terrace, creating a wonderful extension of the living space and a rare feature in this central London location.

## Highlights

- Private Terrace
- Charming Belgravia Mews
- Pied a Terre





## Interiors

The apartment is beautifully presented and thoughtfully arranged, comprising a bright reception room, a well-appointed kitchen, a generous double bedroom and a contemporary bathroom. The private terrace provides an ideal setting for outdoor dining or relaxing, while the property's excellent condition makes it an ideal turnkey home, pied-à-terre or investment opportunity.

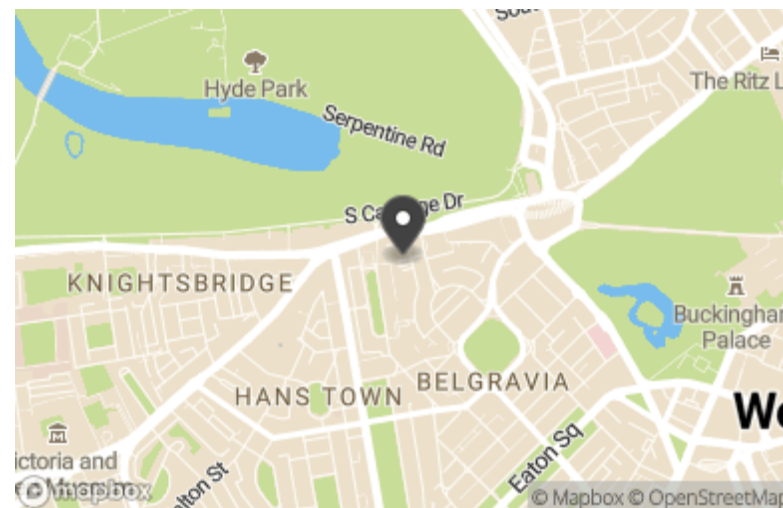


## Features

- Alarm System
- Gas Central Heating
- Private Terrace

## Location

Bowland Yard is one of Belgravia's hidden enclaves, offering a village-like atmosphere with boutique shops, restaurants and local amenities on Kinnerton Street, alongside the wider offering of Motcomb Street just moments away. Knightsbridge's world-renowned shopping and transport links are within a short walk, making this an exceptional central London base.



# Terms

Price: £795,000

Tenure: Leasehold, 109 years remaining

Ground Rent:

Service Charge: £3,944.75

Local Authority: Westminster

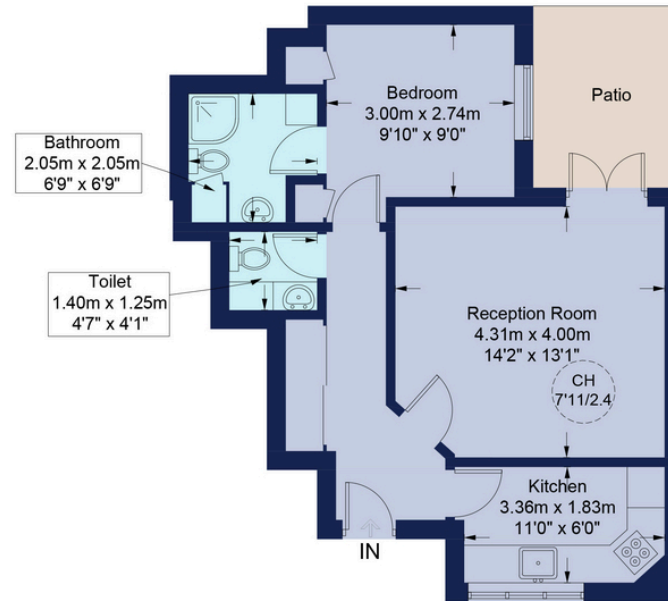
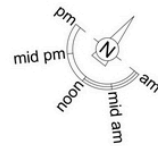
Council Tax: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
<p>76 78</p>		<p>56 59</p>	
<p>England, Scotland &amp; Wales</p>		<p>England, Scotland &amp; Wales</p>	

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## Bowland Yard, SW1X

Approximate Gross Internal Area = 518 sq ft / 48.1 sq m



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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