

Flat 27 Borough Mews

22 Bedford Street • Sheffield • S6 3BT

Asking Price £175,000

Situated within a sought-after gated development on the edge of Kelham Island, this impressive top floor two-bedroom apartment forms part of a characterful warehouse conversion, blending industrial charm with modern city living. Enjoying exposed beams, exposed brickwork, vaulted ceilings and high-level Velux windows, the property offers unique and stylish accommodation ideal for first-time buyers, professionals, or investors alike. The apartment also benefits from an allocated parking space included within the sale. Accessed via a secure communal entrance, the property opens into a spacious hallway with intercom entry system and useful space for coats and shoe storage. At the heart of the home is a superb open-plan kitchen and dining space, recently upgraded with a brand new kitchen and boiler installed in 2025. The kitchen is fitted with modern units and integrated appliances including a gas hob, electric oven, and microwave, alongside space for freestanding appliances. Hardwood flooring and original warehouse features combine to create a stylish and contemporary feel throughout. Adding further character to the apartment is the mezzanine-level living area, accessed via a ladder from the main living space. Flooded with natural light from two Velux windows and enhanced by exposed beams, this flexible area creates a unique lounge or relaxation space full of charm. The principal bedroom is generously proportioned and showcases impressive vaulted ceilings alongside original exposed features, while the second bedroom is currently utilised as a dressing room but would equally suit use as a small double bedroom or home office. The bathroom is fitted with a modern white suite incorporating a bath with shower over, wash basin, and WC. Externally, the property benefits from one allocated parking space together with access to a secure gated development and attractive communal cobbled courtyard. Borough Mews is a highly regarded warehouse conversion ideally positioned on the fringe of Kelham Island, one of Sheffield's most vibrant and popular districts. A wide range of independent cafés, bars, restaurants and amenities are within easy reach, while Sheffield city centre is accessible on foot or via excellent transport links including nearby bus routes and the Supertram stop on Infirmary Road.





- Impressive Top Floor Apartment
- Popular Gated Development in S6
- Recently Installed Kitchen & Boiler
- 2 Double Bedrooms
- Blending Industrial Charm & Modern Living

- Ideal for First-Time Buyers, Professionals & Investors
- Allocated Space Included (disabled space)
- Service Charge - £1140 paid bi yearly -Trinity Estates
- Lease - 300 years from 2003 £150 paid bi yearly
- Council Tax Band C, EPC Rating C



A long, low-profile storage cabinet with a dark wood top and black metal mesh doors. It sits on a light-colored carpet and contains various items, including a roll of paper and colorful containers.

A small, black, upholstered stool with a tufted top and ornate, dark wood legs. It is positioned in front of the storage cabinet.

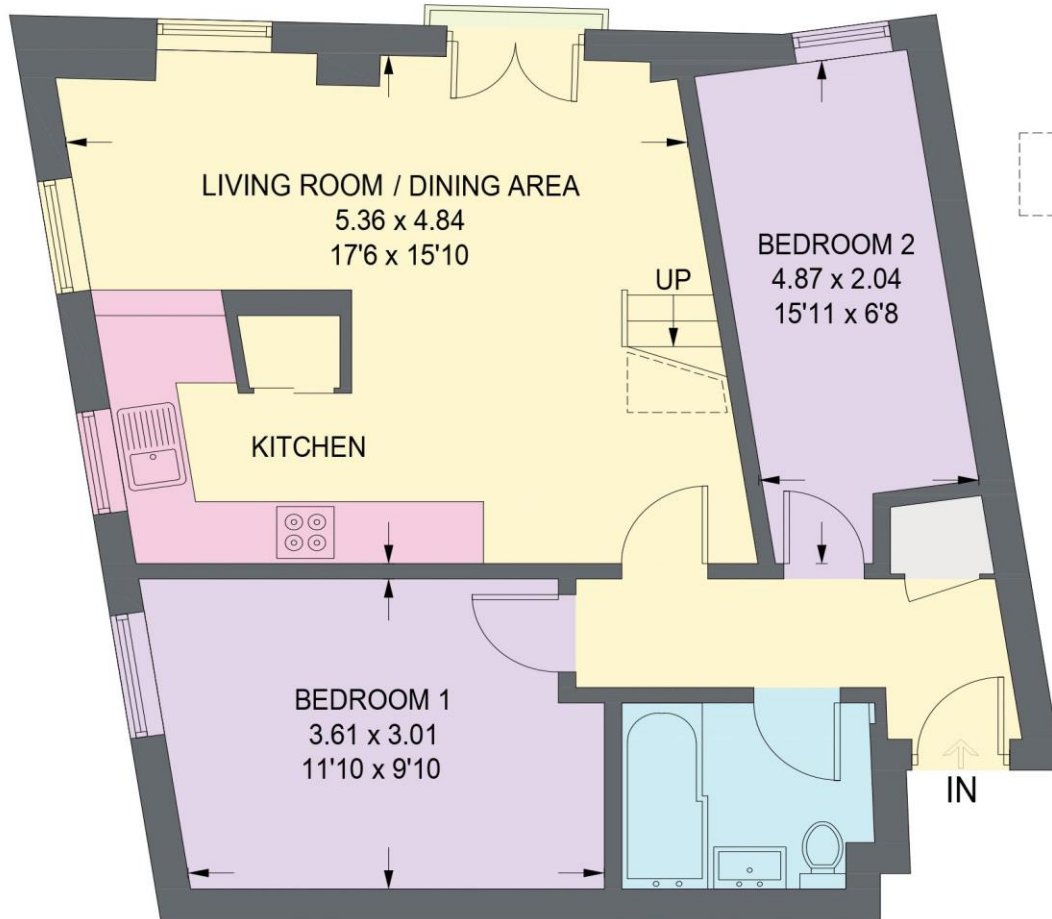
A dark grey desk area featuring a wooden shelf holding a large collection of colorful pens and markers. Below the shelf is a black metal frame with a clear plastic storage bin. To the right, a black office chair is positioned in front of the desk.

A large, dark grey L-shaped desk with a black office chair. The desk is equipped with a large monitor, a keyboard, a mouse, and a pair of headphones. A black desk lamp is mounted on the right side of the desk. The desk is supported by a black metal frame with a clear plastic storage bin underneath.


A black desk lamp with a white shade, mounted on the wall above the desk. It is positioned to the right of the desk.

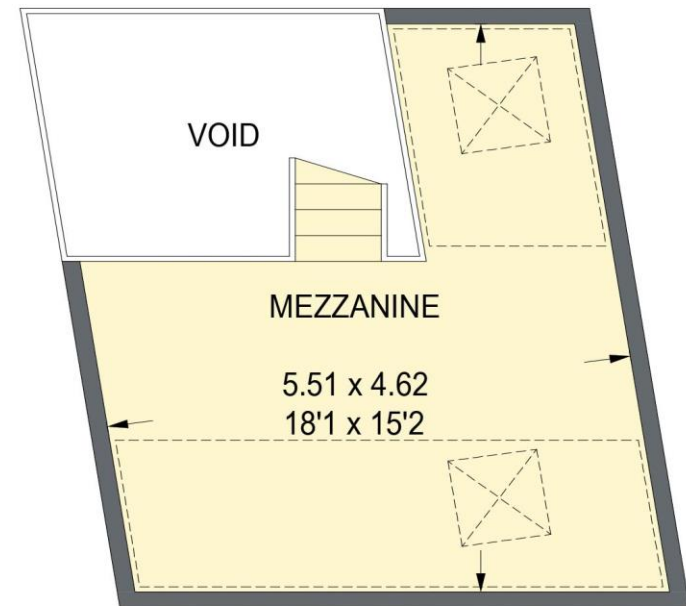
APARTMENT 27 BOROUGH MEWS

APPROXIMATE GROSS INTERNAL AREA = 77.1 SQ M / 830 SQ FT
(EXCLUDING VOID)



SECOND FLOOR
57.8 SQ M / 622 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



THIRD FLOOR
19.3 SQ M / 208 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



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