



BOURNE STREET

Belgravia, SW1W



# CHARMING THREE-STOREY HOUSE WITH GARDEN AND GARAGE

Positioned on elegant Bourne Street, this beautifully presented three-storey freehold house offers 1,191 sq ft of stylish and well-planned living space, including private garden and garage/storage.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Freehold

Guide Price: £2,750,000



## ONE OF BELGRAVIA'S MOST DESIRABLE STREETS

The ground floor is centred around an exceptional reception room with generous proportions (21'2" x 14'2"), detailed cornicing, feature fireplace, and dual-aspect windows that flood the space with natural light. There is ample room for both formal dining and relaxed entertaining. On the lower ground floor, a large double bedroom with a separate bathroom opens onto a private patio. A utility room at ground level with under-floor heating leading to a storage room/half-size garage is conveniently located at the rear of the house. The garage has an electrically operated roller garage door accessible from the private road at the rear. There is access to a lit garden area and rear gate access.

The first floor extension features a bright and well-equipped kitchen with space for a breakfast table. On the first floor is a spacious principal bedroom with built-in wardrobes overlooking Bourne Street and an en suite bathroom.

The house benefits from freehold tenure, and the uniqueness of the private garage/storage accessible by the private road at the rear makes the house ideal for bikes, luggage, or urban essentials

Bourne Street is a quietly prestigious address in the heart of Belgravia, moments from the charming boutiques and cafés of Elizabeth Street and local to the green spaces of Eaton Square. The property is ideally situated for transport links via Sloane Square (Circle & District lines) and Victoria Station (National Rail, Underground, and Gatwick Express), both within easy reach.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.







**Lower Ground Floor**

**Ground Floor**

**First Floor**

Approximate Gross Internal Area = 108.1 sq m / 1163 sq ft (Including Garage/Storage)  
 External Cupboard = 2.6 sq m / 28 sq ft  
 Total - 110.7 sq m / 1191 sq ft

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. (ID767266)



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