



**BEAUCHAMP
ESTATES**

Bowland Yard

BELGRAVIA





Charming light maisonette on a Belgravia mews with investment appeal.

 3  2

Exterior

Positioned within a quiet and secluded private mews just off Kinnerton Street, this charming Belgravia address offers a rare sense of privacy while remaining moments from Knightsbridge. The property benefits from its own front door, bringing the feel of a true house rather than an apartment and sits within an attractive and characterful mews.

Highlights

- Buy-to-let opportunity





Interiors

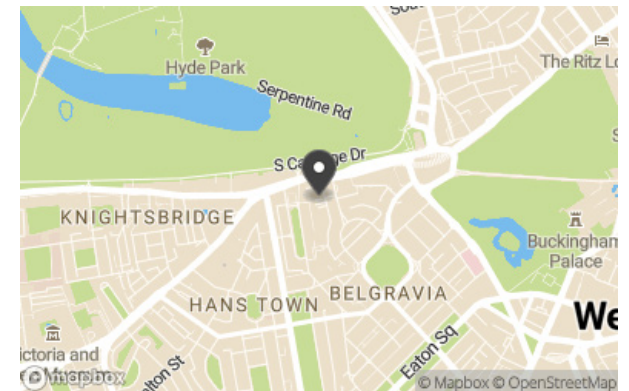
Arranged over the first and second floors, the maisonette is exceptionally light throughout, with a impressive double particularly reception room stretching the full length of the property and centred around a large bay window. To the rear, a well-proportioned kitchen enjoys its own natural upstairs offers light, while a generous principal bedroom with ensuite, a second double bedroom and a versatile third bedroom or study. The property is presented in good condition and offers an excellent turnkey investment opportunity.

Features

- Central Heating
- Open Fire Place

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: £1,950,000

Tenure: Leasehold, 109 years remaining

Local Authority: Westminster

Council Tax: H

BOWLAND YARD, BELGRAVIA, LONDON SW1

TOTAL AREAS SHOWN ON PLAN
1379 SQ.FT. / 128 SQ.M.



SECOND FLOOR 663 SQ.FT



FIRST FLOOR 695 SQ.FT.



ENTRANCE
21 SQ.FT.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92+)	A	(92+)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs			
77	78	75	77
England, Scotland & Wales		England, Scotland & Wales	

Beauchamp Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**BEAUCHAMP
ESTATES**

Beauchamp Estates - Mayfair

24 Curzon Street,
London, W1J 7TF

020 7499 7722

londoninformation@beauchampestates.com

www.beauchampestates.com