



GROSVENOR CRESCENT MEWS

LONDON SW1



GROSVENOR CRESCENT MEWS, SW1

Tucked away in this quiet and gated mews just behind the Lanesborough Hotel, close to Hyde Park Corner, we are bringing to the market this spacious house of circa 3,207 sq ft which currently offers 4 bedrooms, generous reception space and a garage.

ACCOMMODATION AND AMENITIES

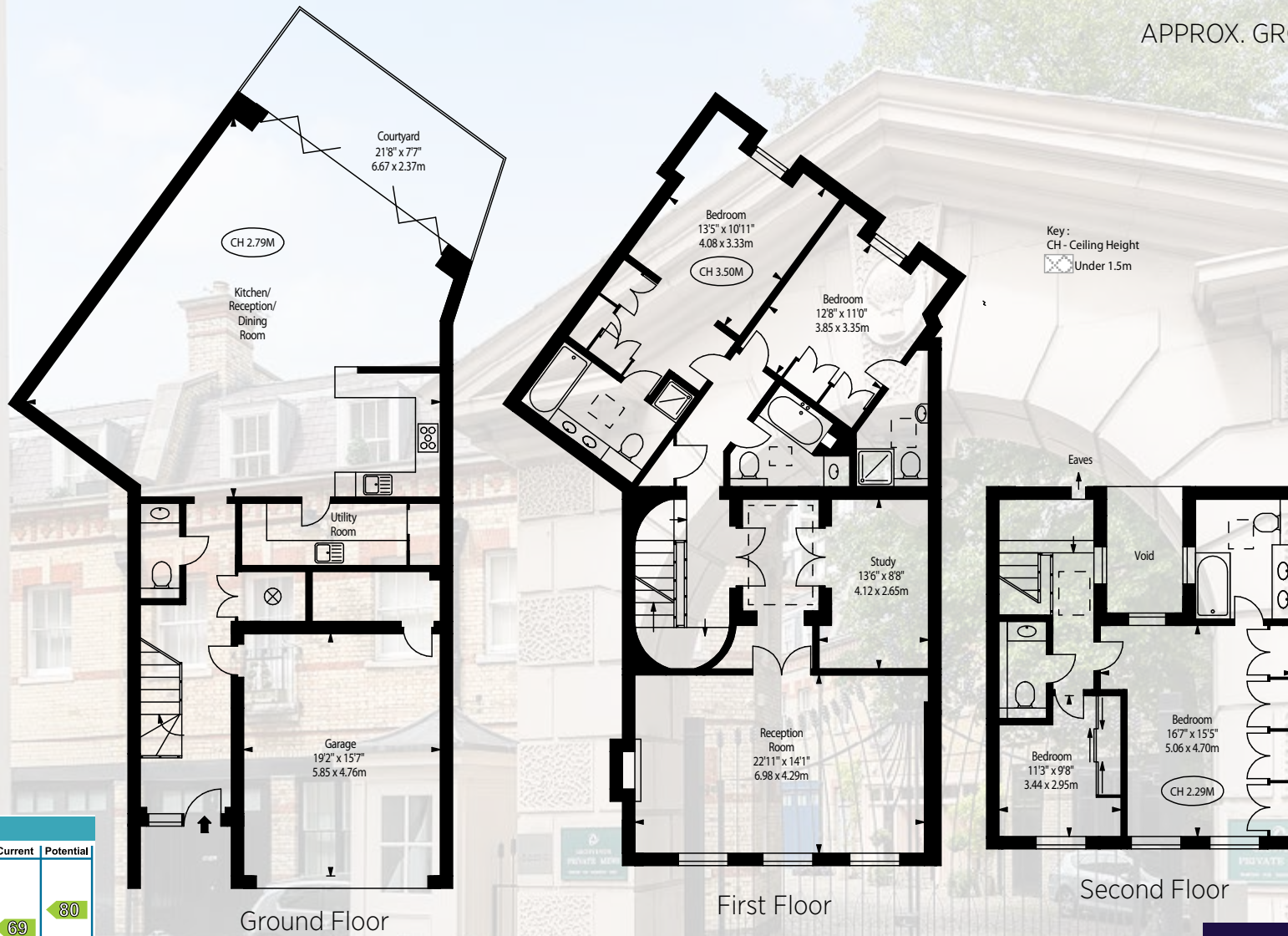
Entrance Hall • Kitchen/Reception/Dining Room • Reception Room • Master Bedroom with Ensuite Bathroom • Guest Bedroom with Ensuite Bathroom • 2 Spare Bedrooms one with Ensuite Shower Room • Guest Bathroom • Study • 2 Cloakrooms • Utility Room • Garage • Courtyard • Gated Mews

TERMS

Local authority - City of Westminster
Tenure - Freehold
Price - On application



APPROX. GROSS INTERNAL AREA
3207 Ft² - 297.93 M²
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80

Ground Floor

First Floor

Second Floor

While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please contact the office as we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. AYRTON WYLIE LTD GIVE NOTICE TO ANYONE READING THESE PARTICULARS THAT: I) The particulars do not constitute any part of an offer or contract. II) All statements contained in these particulars as to this property are made without responsibility on the part of Ayrton Wylie Ltd or the vendors or lessors. III) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. IV) Any intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. V) The vendors do not make or give and neither Ayrton Wylie Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. May 2019.

Ayrton Wylie
Estate Agents & Property Consultants

+44 20 7730 4628
sales@AyrtonWylie.com