



RUSSELL SIMPSON

An immaculate modern house,
behind a period façade, meticulously
reconstructed to the very highest of
standards

LYALL MEWS
BELGRAVIA SW1X

Lyall Mews

Sold

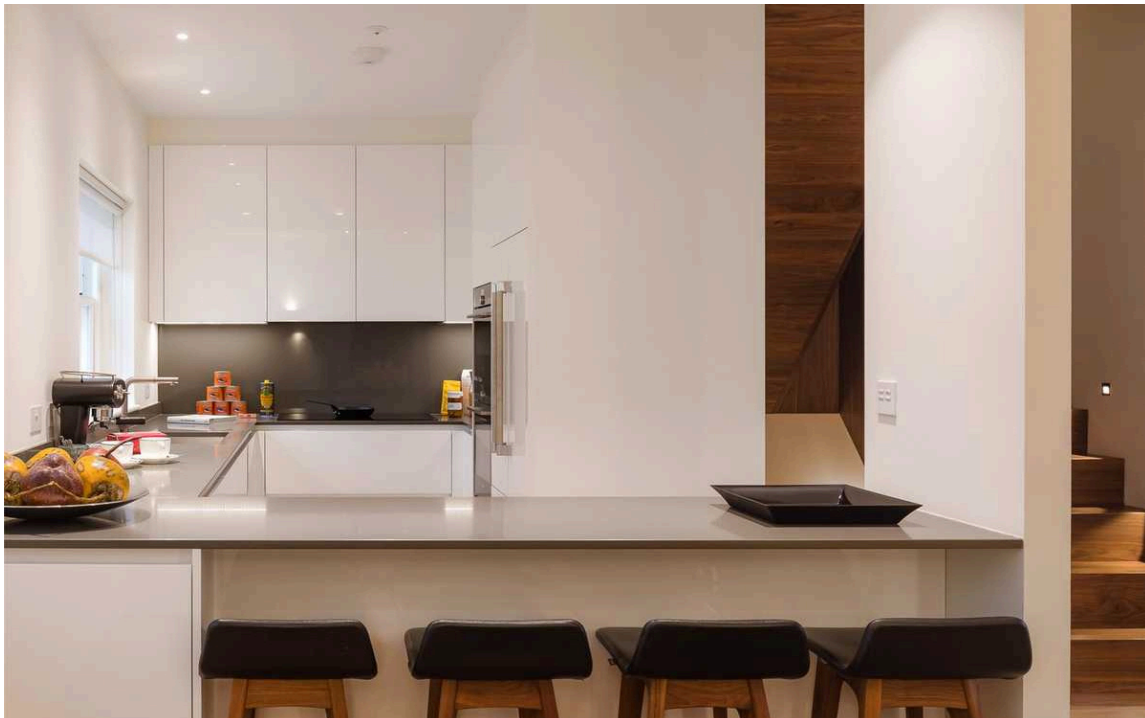
BEDROOMS 3	INTERNAL 2,852 SQ FT	OUTDOOR —	COUNCIL TAX H
BATHROOMS 3	264 SQM	EPC D	TENURE Freehold



The Property

Newly re-built using high specification materials and technology to create flexible accommodation, in the heart of Belgravia.

Arranged over only four floors, with an abundance of natural light, the house offers two bedrooms on the first floor and a large master suite on the second floor. In addition to open-plan family living space on the ground floor with kitchen, dining and sitting areas, there is a spacious media room on the lower ground floor with separate office/study room and large utility space.





Amenities

A large integral garage, further private parking, underfloor heating and air conditioning to all rooms.

The Neighbourhood

Lyll Mews is located in between Chesham Place and Eaton Square and is a premier Belgravia address, highly convenient for the internationally renowned shopping and restaurants of Knightsbridge. The village atmosphere of Elizabeth Street is also within easy reach.



Lyall Mews, SW1

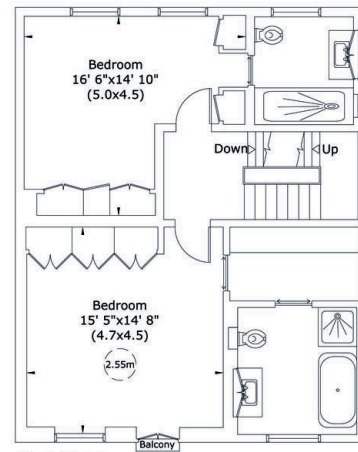
Gross internal area (approx.)

266 Sq m (2862 Sq ft) Including Under 1.5m

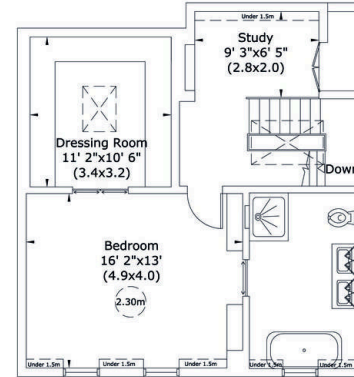
265 Sq m (2852 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale

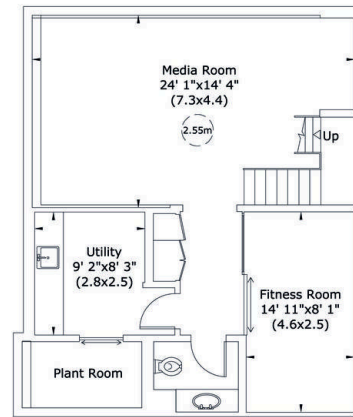
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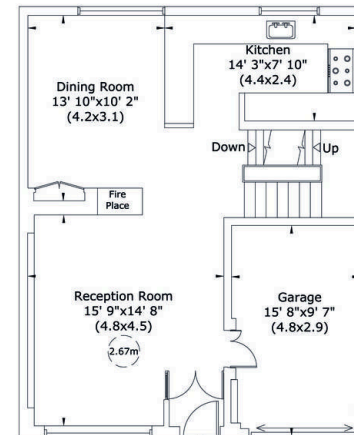
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

**RUSSELL
SIMPSON**

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