



EBURY MEWS

LONDON SW1

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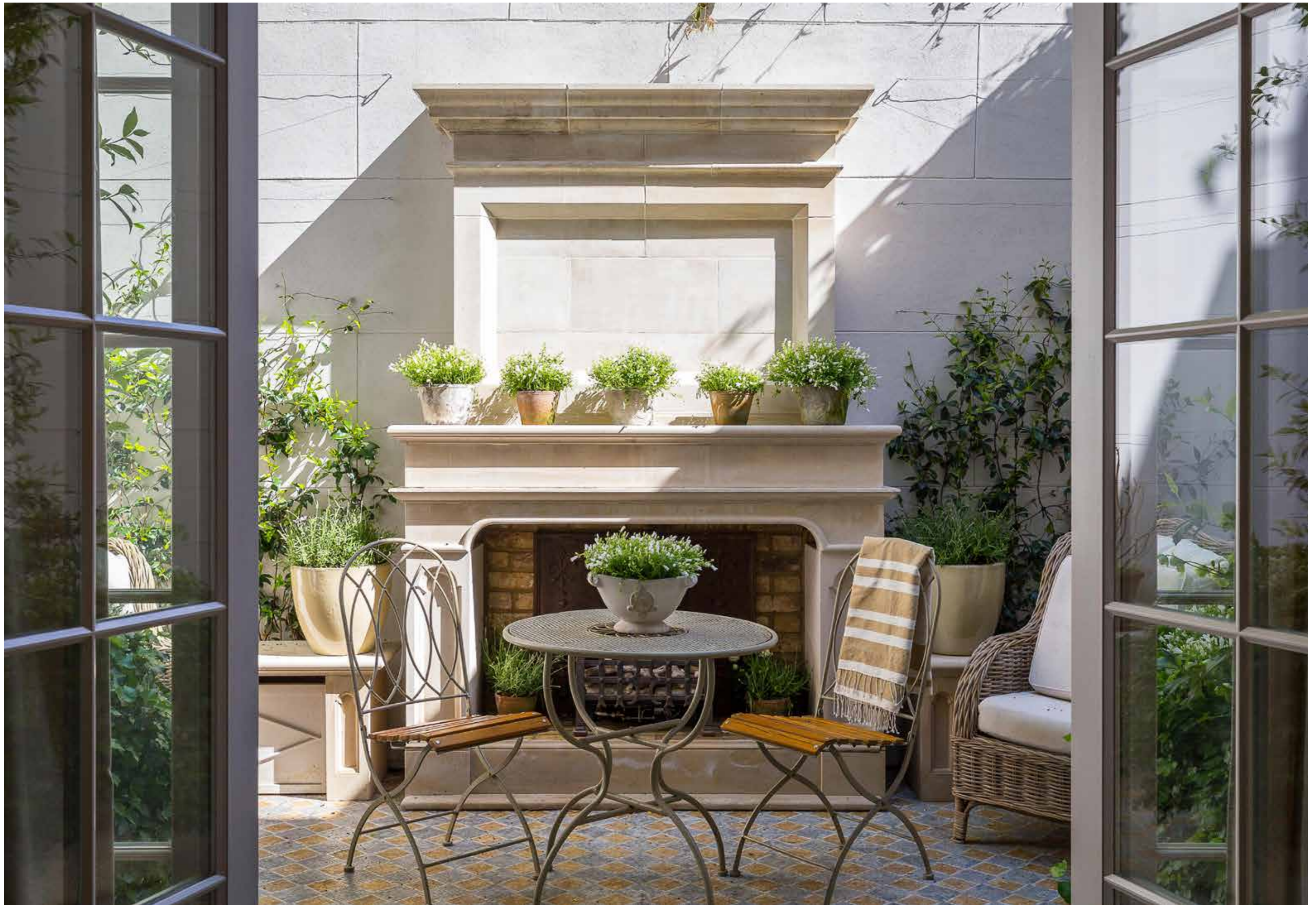
A BEAUTIFULLY MODERNISED FOUR TO FIVE BEDROOM MEWS HOUSE WITH THE RARE ADVANTAGE OF A SOUTH FACING PATIO GARDEN

This stunning house has recently been completely remodelled to provide approximately 1,820 square feet of exquisitely designed accommodation.

On Ground Floor level, a well-appointed drawing room connects with a large eat-in kitchen which in turn opens out on to a landscaped courtyard garden, complete with gas fire place. The current owners use the entire first floor as a large master bedroom suite, with Juliette balcony, two bathrooms and a very generous dressing room. Two further children's bedrooms occupy the second floor, sharing a light and spacious bathroom. The lower ground floor accommodates a large informal entertaining room that could easily double up as another bedroom, with shower room. In addition to this, there is a generous laundry room on this level.

Ebury Mews is a charming, cobbled mews that runs off Elizabeth Street. Sloane Square is a short walk away, along with the far-reaching transport links of Victoria.







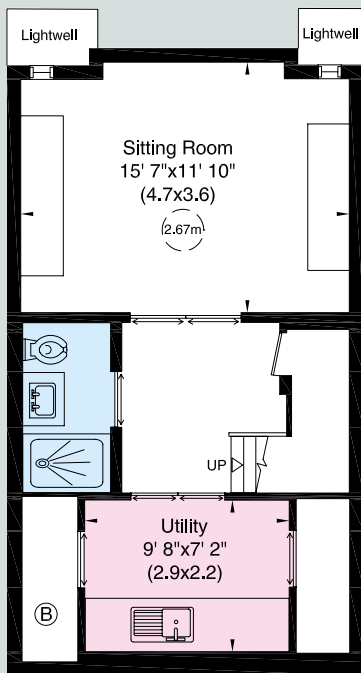
ACCOMMODATION

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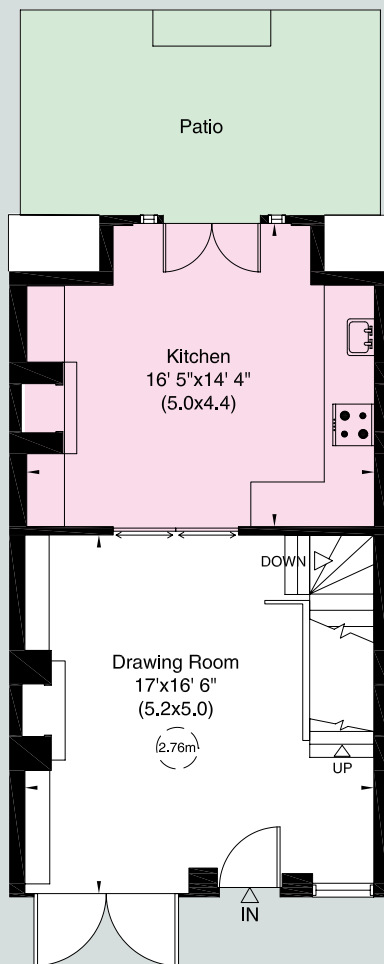
TERMS

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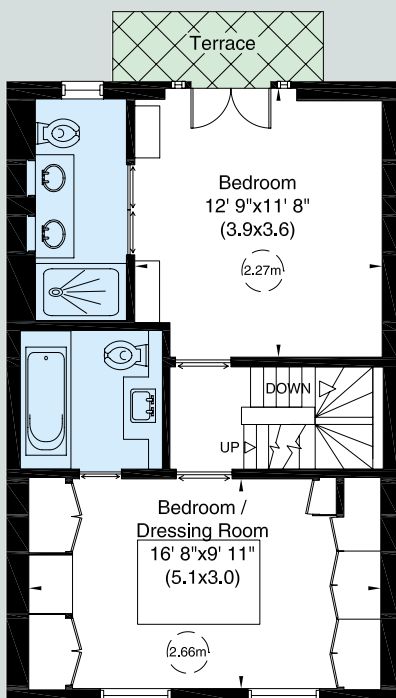




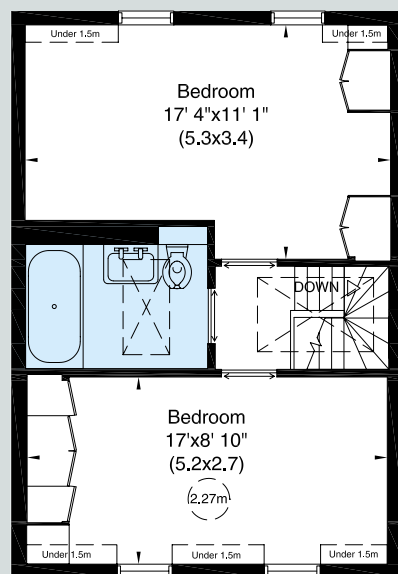
Basement



Ground Floor



First Floor



Second Floor



Gross Internal Area (Approx.)
 171 sq m (1,837 sq ft) Including Under 1.5m
 169 sq m (1,820 sq ft) Excluding Under 1.5m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)		29	45
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. May 2018 357236



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