

# ROKSTONE



## Bourne Street, Belgravia SW1W

Superbly located between Sloane Square and Eaton Square this triple aspect 3 bedroom Belgravia house occupies a corner position and benefits from a huge amount of natural light.

The principle rooms have very generous proportions with an open plan kitchen and dining room on the ground floor, a formal reception on the first floor and a principle bedroom suite on the second floor. In addition on the lower ground floor there are Two double bedrooms, one with an ensuite, a shower room, Two patios and a separate utility room and vault. There is also a roof terrace (non demised). Historically Bourne Street sat on the banks of the River Westbourne. It is a quiet residential street to the east of Sloane Square on the way to Eaton Square and is ideally positioned for the shops and restaurants of Sloane Square, Sloane Street and the Kings Road. There are also several reputable schools nearby, with Francis Holland School literally around the corner. The nearest underground station is at Sloane Square, 0.2 miles away \* (District and Circle lines).

**Price £4,950,000**



5 Dorset Street London W1U 6QJ

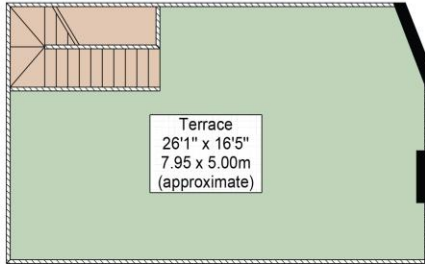
Tel: 020 7580 2030 | Email: [enquiries@rokstone.com](mailto:enquiries@rokstone.com)

<https://www.rokstone.com>

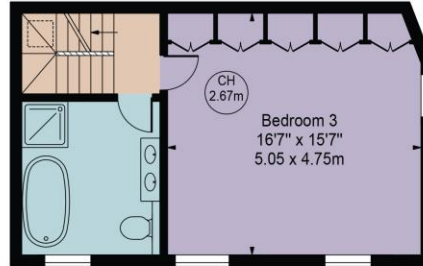
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## Bourne Street

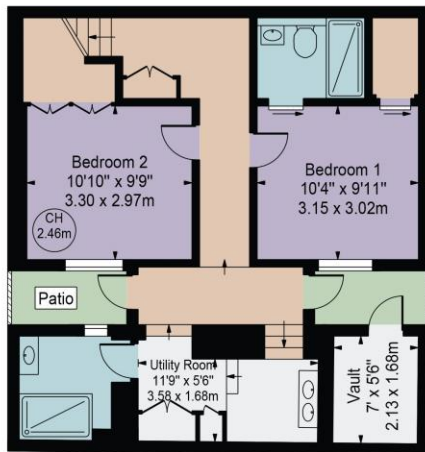
Approx. Gross Internal Area 1853 Sq Ft - 172.15 Sq M  
 Approx. Total External Area 480 Sq Ft - 44.56 Sq M  
 (Including Patio & Terrace)



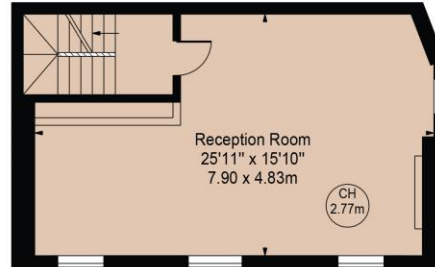
Third Floor



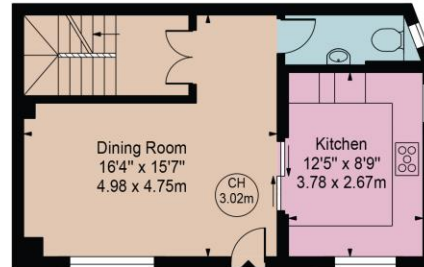
Second Floor



Lower Ground Floor



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			80
D (55-68)		53	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Terms

Local Authority: Westminster City Council  
 Tenure: Freehold