

LYALL MEWS



QUIETLY SITUATED AT THE FAR END OF LYALL MEWS, THIS OUTSTANDING HOUSE FEATURES A SHOWPIECE BOFFI KITCHEN, GREAT VOLUME AND THE RARE ADVANTAGE OF A LIFT.

Newly built and fully interior designed, this mews house (circa 3,450 sq ft) has the benefit of large windows to the front, attractive arched windows to the rear and 4 -5 bedrooms, of which 3 are upstairs. The house has a garage and there is mews parking to the front.

LOCATION

Lyall Mews is one of Belgravia's most sought-after mews addresses, neighbouring the Eatons and in close proximity of Sloane Street, Sloane Square and Motcomb Street.







ACCOMMODATION

- | Entrance hall
- | Drawing room
- | Dining room
- | Kitchen
- | Master bedroom suite
- | Three further bedrooms with ensuite bathrooms
- | Sitting room/bedroom 5 with ensuite shower room
- | Internal courtyard
- | Lift serving lower ground to second floors
- | Guest WC
- | Utility room
- | Storage
- | Garage

TERMS

- | Freehold
 - | Westminster City
 - | EPC rating C
-



SPECIFICATION

STRUCTURAL

- | This property is a totally new construction (with exception of party walls) it includes RC floors allowing total internal reconfiguration
- | 10 year BLP SECUREPLUS structural defects housing warranty including component failure extension to cover items such as kitchen, boiler, electrical wiring, ventilation etc

MECHANICAL

- | Air conditioning, comfort cooling and heat using Daikin units
- | Full gas central heating with Hudevad radiators
- | Underfloor heating to bathroom and en suites
- | Full sprinkler system throughout
- | Banham fire and security system
- | 4 person passenger lift by Swallow Lifts
- | Pressurised hot water cylinder with cold water pressure booster tank
- | Chesney remote controlled bio-ethanol fire to sitting room

ELECTRICAL

- | John Cullen Lighting design and fittings throughout
- | Lutron control and mood lighting system
- | Video door entry system
- | All TVs controlled by central hub including internet and Sky
- | TVs in all living areas and bedrooms plus Aquavision TV to master bathroom
- | Garden room electric roof windows and blinds

KITCHEN

- | Designed & installed by Boffi featuring ‘The Salinas Island’ with Gaggenau appliances

BATHROOMS

- | Master bathroom includes Carrara marble to walls & floors and a freestanding limestone bath

- | Secondary bathrooms with Silestone quartz floors & bespoke shower trays and Carrara marble back panels
- | All bathrooms have Villeroy & Boch sanitaryware
- | Dornbracht brassware to master bathroom & Vado to secondary bathrooms
- | Bespoke mirrored cabinets to all bathrooms by DLD

WARDROBES

- | Poliform of Italy supplied and fitted

DOORS

- | Lualdi of Italy supplied and fitted including bronze mirrored pocket doors to bathrooms

DECORATION

- | Large areas of polished plaster by Armourcoat as well as Farrow and Ball paints throughout

FLOORS

- | Hardwood flooring to circulation & living areas by Fore Wood Floors
- | Silestone quartz tiles to kitchen & garage
- | Jacaranda carpets to bedrooms

STAIRS

- | Metal staircase with solid oak treads and frameless glass balustrades

OTHER

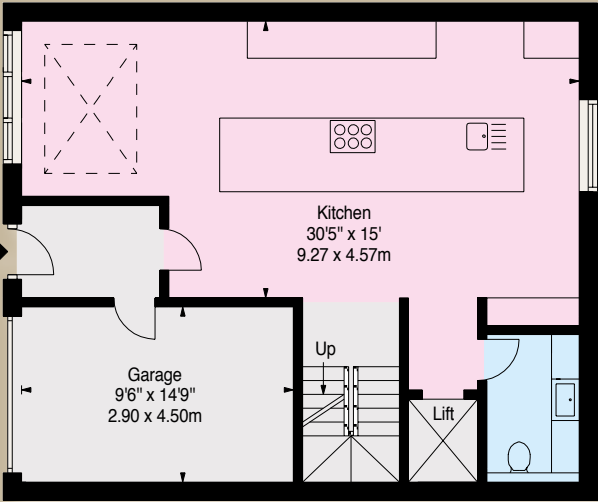
- | Parking on Lyall Mews outside house.
- | Use of Belgrave Gardens by separate arrangement with Grosvenor Estates, a 4.5 acre garden with tennis court 5 mins away

TERMS

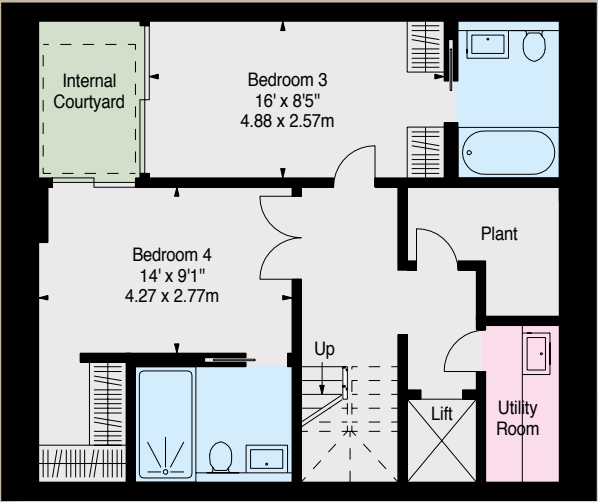
Price: £9,950,000

Tenure: Freehold

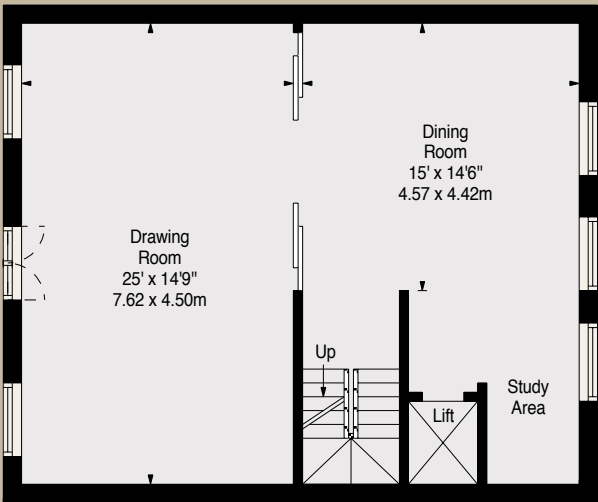
Borough: City of Westminster



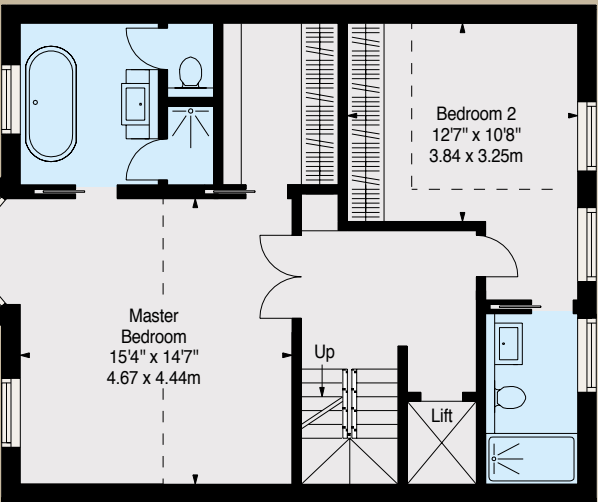
Ground Floor



Lower Ground Floor



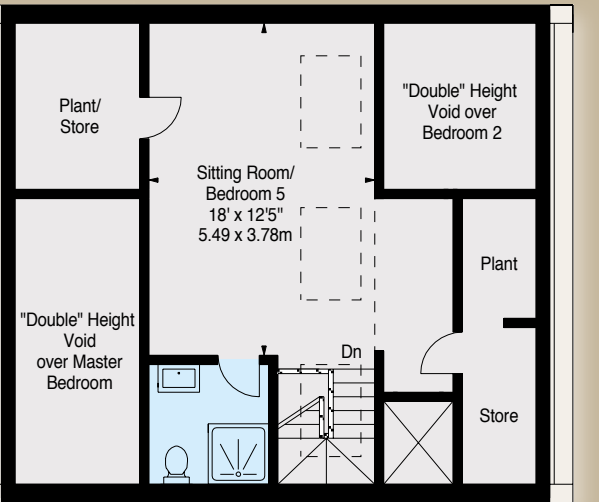
First Floor



Second Floor



APPROX. GROSS INTERNAL AREA
3,496 SQ FT - 324.79 SQ M
(INCLUDING GARAGE & INTERNAL
COURTYARD, NOT INCLUDING
VOIDS OVER BEDROOMS)



Third Floor

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LYALL MEWS LONDON SW1

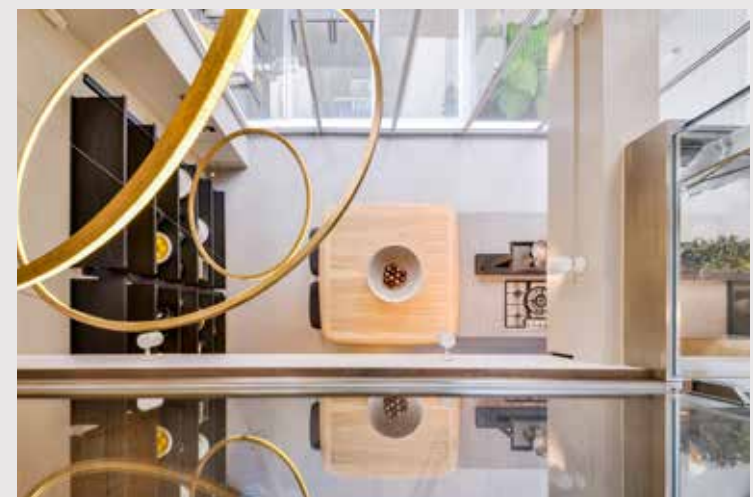
A dramatic, newly built 4 double bedroom mews house quietly located in one of Belgravia's most sought after addresses.

Built over only 4 floors, the property benefits from a double aspect first floor reception room and ground floor double height kitchen/ breakfast room. The Boffi designed kitchen is spacious and has bifold doors leading to a private south facing terrace. There are 2 en suite bedrooms on the second floor and a further 2 en suite bedrooms on the lower floor, leading onto a private patio. As well as the two areas of outside space the property has a private garage and has mews parking to the front of the house.

Designed with volume and space in mind, open voids and an effective use of glass throughout means the house is flooded with natural light. This is a contemporary home benefiting from air conditioning and the latest in audio and visual automation.



A TRULY IMPRESSIVE MEWS HOUSE, NEWLY BUILT AND DESIGNED TO THE HIGHEST STANDARD IN AN ELEGANT YET CONTEMPORARY STYLE





LOCATION

Lyall Mews is a highly sought after address in Belgravia, in close proximity to the restaurants, shops and amenities that make up this famous part of London. Sloane Square underground station (District / Circle) is located 0.4 miles from the property and Victoria mainline station is 0.6 miles away. (All distances and times are approximate).

ACCOMMODATION

Entrance hall | Study/Reception room | Kitchen | Open plan reception and dining room | 4 bedrooms with ensuite bathrooms | 2 terraces | Guest WC
Utility area | Storage | Garage

TERMS

Tenure Leasehold: Full Repairing & Insuring Lease with a new 125 year lease, but 'contracted out' so excluding any rights for enfranchisement under leasehold reform legislation.

Local Authority City of Westminster

EPC rating C







SPECIFICATION

STRUCTURAL

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- | 10 year BLP SECUREPLUS structural defects housing warranty including component failure extension to cover items such as kitchen, boiler, electrical wiring, ventilation etc

MECHANICAL

- | Air conditioning, comfort cooling and heat using Daikin units
- | Full gas central heating with Hudevad radiators
- | Underfloor heating to kitchen and en suites
- | Full sprinkler system throughout
- | Banham fire and security system
- | Pressurised hot water cylinder with cold water pressure booster tank
- | Chesney remote controlled bio-ethanol fire in both reception rooms

ELECTRICAL

- | John Cullen Lighting design and fittings throughout
- | Lutron control and mood lighting system
- | Video door entry system
- | All TVs controlled by central hub including internet and Sky
- | TVs in all living areas and bedrooms
- | Photovoltaic panels installed on the flat roof

KITCHEN

- | Designed & installed by Boffi featuring 'The Salinas Island' with Gaggenau appliances

BATHROOMS

- | Master bathroom includes Carrara marble to walls & floors and a limestone bath

- | Secondary bathrooms with Silestone quartz floors & bespoke shower trays and Carrara marble back panels
- | All bathrooms have Villeroy & Boch sanitaryware
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FLOORS

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- | Jacaranda carpets to bedrooms

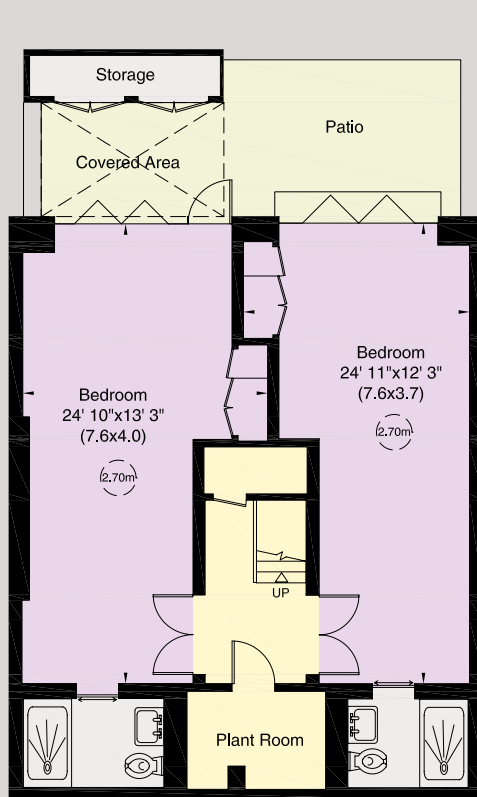
STAIRS

- | Glass staircase from ground floor to second with frameless glass balustrades. Oak staircase to the lower floor.

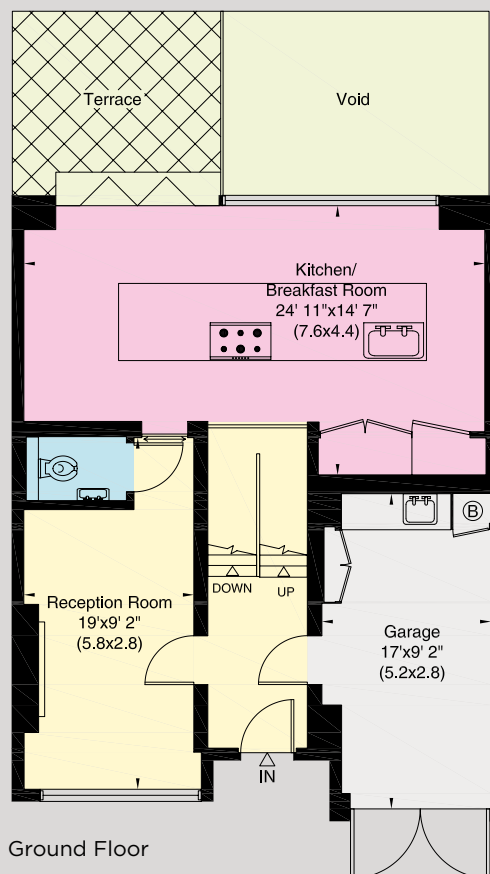
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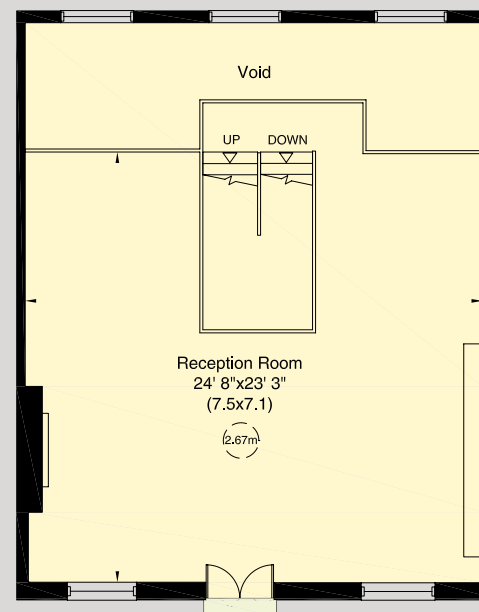




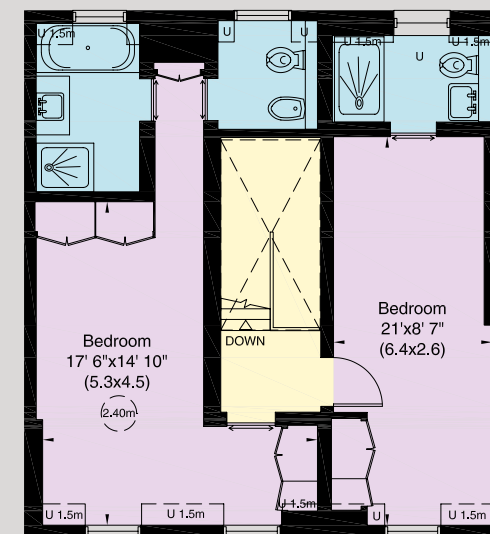
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Gross Internal Area (Approx.)
259 SQ M - 2,792 SQ FT
Including Under 1.5 m and Storage
254 SQ M - 2,736 SQ FT
Excluding Under 1.5 m and Storage



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