



# 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

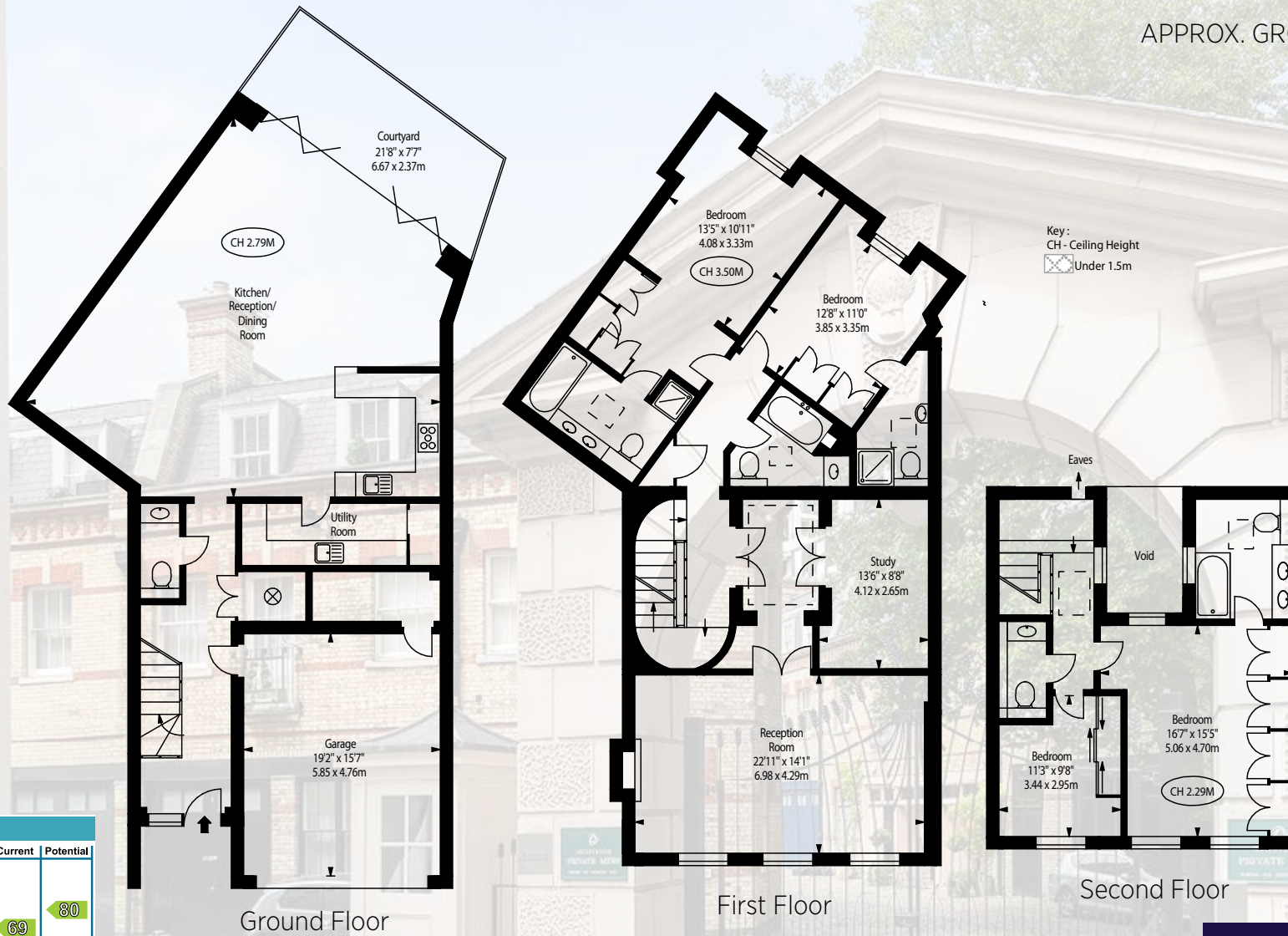
### TERMS

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





APPROX. GROSS INTERNAL AREA  
3207 Ft<sup>2</sup> - 297.93 M<sup>2</sup>  
(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

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**Ayrton Wylie**  
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