

BELGRAVE MEWS NORTH

BELGRAVIA SW1

A development by

Landmass
London 



A sensational newly developed freehold mews house with private off-street parking and roof terrace

In the heart of Belgravia, this Victorian house has been reconfigured to create a contemporary three bedroom, three bathroom home benefitting from a stunning South facing roof terrace and mews parking.

Innovative space planning along with the creative introduction of natural light makes for an extraordinarily well lit mews house. A retractable glass ceiling above part of the reception room with glass flooring allows light to flow directly into the lower ground floor which commands a ceiling height of 3.2 metres.

Landmass, the developer responsible are previous winners of Best Property and Best Interior Design in the United Kingdom.

LOCATION

In one of Belgravia's finest mews addresses, tucked between Wilton Crescent and Belgrave Square, the property is situated close to the amenities of Motcomb Street. Harvey Nichols and Harrods are nearby being only 510 metres and 610 metres respectively from the property.

HISTORY

48 Belgrave Mews North and the adjoining Wilton Crescent property were first envisioned by Thomas Cundy II, a Grosvenor Estate surveyor in 1821. Following the appointment of master builder Thomas Cubitt, construction was completed between 1825-27.

Originally, the property was home to the estate of Thomas Egerton, 2nd Earl of Wilton and father-in-law of the 1st Marquess of Westminster. With the outbreak of WWII, 48 Belgrave Mews North and adjoining Wilton Crescent were temporarily acquisitioned for use for medical selection and a dental clinic. Six months after the end of war the property was once again returned to residential use.

In 1953, 48 Belgrave Mews North and 48 Wilton Crescent were separated into two properties, comprising of the house on Wilton Crescent and the mews on Belgrave Mews North.







SPECIFICATION

Alarm system installed to BSEN50131 with full Redcare facility for direct link to the police

CCTV dome cameras at front entrance

Video entry panel, hands-free wall mounted system with intercom

Lutron lighting system controlled by in-wall screens

AV fully integrated system with Mac Server to allow streaming throughout

Lower ground floor with cinema surround sound

Panasonic Viera televisions with 3D & smart features

Celsius air-cooling and heating

Under-floor heating throughout to all rooms including bathrooms

Premier Guarantee – 10 year building warranty

Contractor Warranty – 2 year defects liability







LOWER GROUND FLOOR

KITCHEN

- ↘ Custom-made lacquered-finished kitchen units
- ↘ Zodiac worktops and splash-back
- ↘ Smeg stainless steel appliances, integrated microwave, coffee machine and ovens
- ↘ Liebherr stainless steel appliances, integrated wine fridge, refrigerator with bio-fresh and freezer
- ↘ Siemens stainless steel hob
- ↘ Stainless steel Visso extraction system

UTILITY ROOM

- ↘ Washing machine, tumble dryer

DINING AREA

- ↘ Custom-made walnut storage units

SITTING AREA

- ↘ Custom-made fireplace, remote control, including Armoire plasma television fireplace
- ↘ Limestone flooring throughout with under-floor heating

GROUND FLOOR

ENTRANCE

- ↘ Limestone flooring
- ↘ Glass balustrades
- ↘ Circular internal window

RECEPTION ROOM

- ↘ Oak flooring, white-wash finish with under-floor heating
- ↘ Custom-made fireplace, remote control
- ↘ Opaque glass sliding roof

STUDY

- ↘ LED television

GUEST CLOAKROOM

- ↘ Designer sanitary ware with Alape hand-basin

FIRST FLOOR

BEDROOM ONE

- ↘ Oak flooring, white-wash finish with under-floor heating
- ↘ Custom-made lacquer-finish full-height wardrobes
- ↘ Upholstered headboard recessed, custom-made bedside tables
- ↘ LED television

EN SUITE BATHROOM

- ↘ Thassos marble floor, under-floor heating
- ↘ Macassar custom-made vanity unit with storage
- ↘ Full-width mirror with inset Aquavision television
- ↘ Under-mounted bath with Thassos marble surround
- ↘ Full-sized shower with niche, tiled Thassos

DRESSING ROOM

- ↘ Oak flooring, white-wash finish with under-floor heating
- ↘ Custom-made shelving / storage in walnut

SECOND FLOOR

BEDROOM TWO

- ↘ Oak flooring, white-wash finish with under-floor heating
- ↘ Custom-made lacquer-finished full-height wardrobes with built-in LED television set into polished oak niche

EN SUITE BATHROOM

- ↘ Limestone floor, under-floor heating
- ↘ Full-sized shower with niche, tiled limestone
- ↘ Custom-made black tulip vanity unit

BEDROOM THREE

- ↘ Oak flooring, white-wash finish under-floor heating
- ↘ Custom-made lacquer-finished full-height wardrobes with polished oak niches
- ↘ LED television

BATHROOM

- ↘ Antalya tiled floor, under-floor heating
- ↘ Fully tiled walls and shower enclosure in glass mosaic

THIRD FLOOR

ROOF TERRACE

- ↘ Glass enclosed entrance from second floor staircase
- ↘ Fully decked in Cumara timber with recessed uplighters
- ↘ AV with outdoor integrated speakers



AREA

APPROXIMATE TOTAL GROSS AREA

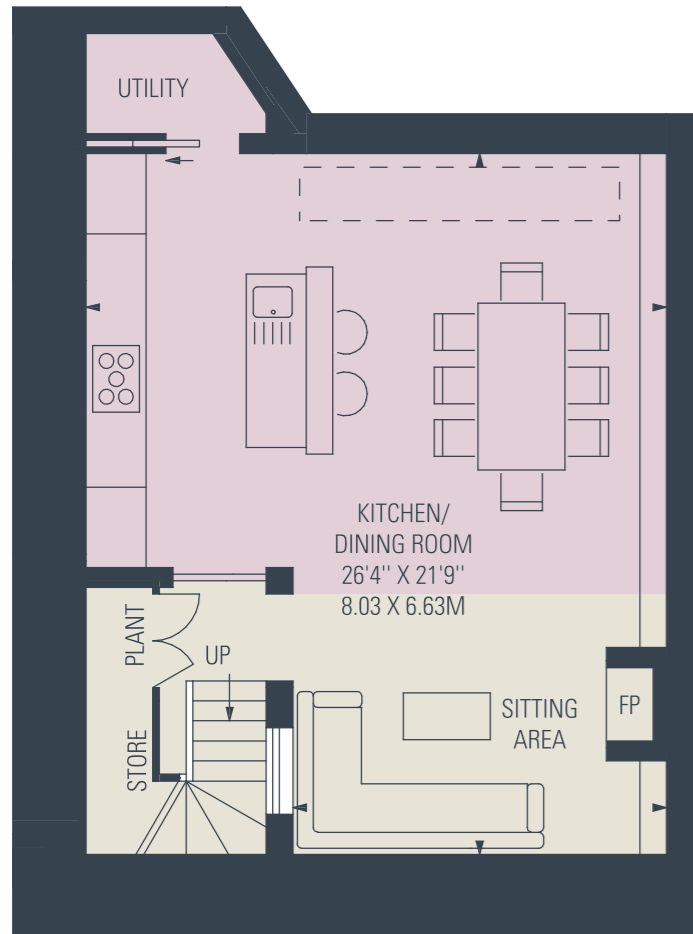
252.9 sq m / 2,722 sq ft

APPROXIMATE GROSS INTERNAL AREA

219.10 sq m / 2,358 sq ft

APPROXIMATE GROSS TERRACE AREA

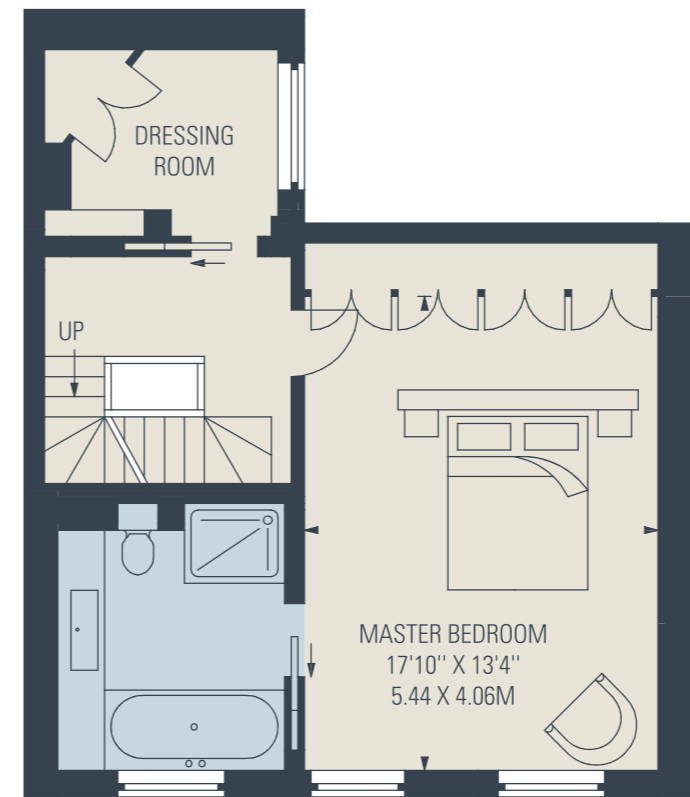
33.80 sq m / 364 sq ft



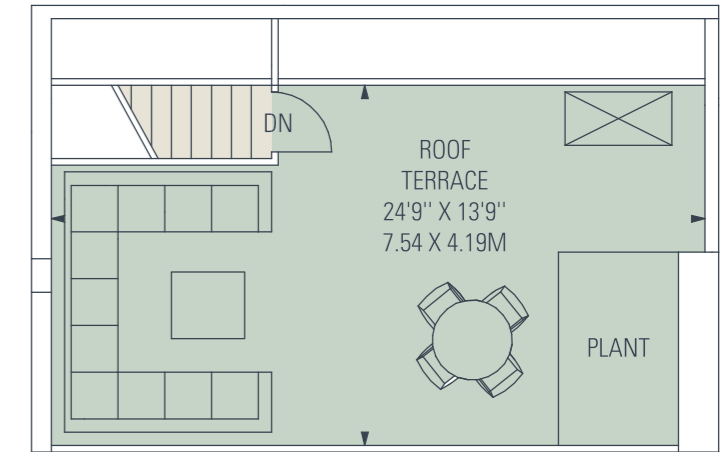
LOWER GROUND FLOOR



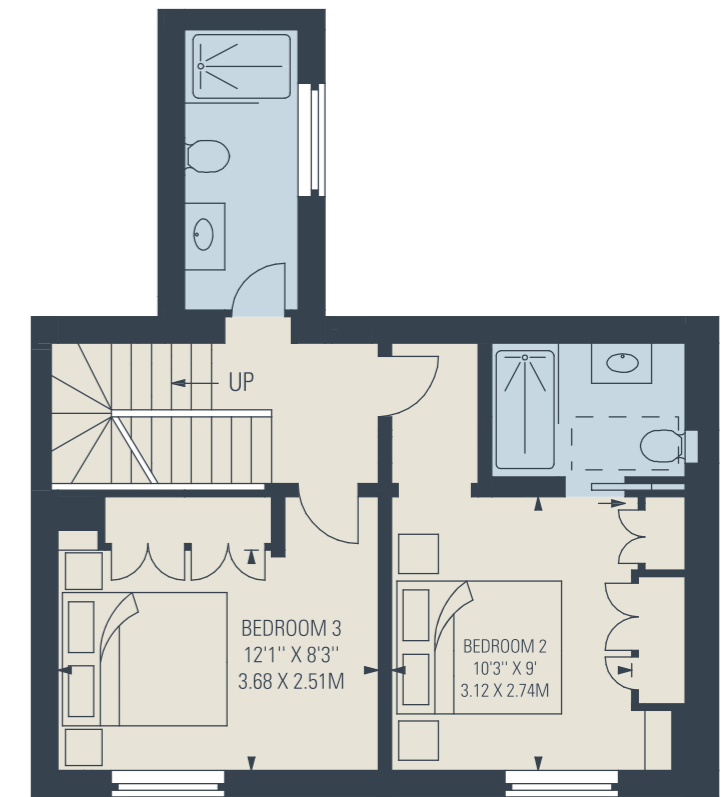
GROUND FLOOR



FIRST FLOOR



ROOF TERRACE



SECOND FLOOR

TERMS

TENURE

Freehold

LOCAL AUTHORITY

City of Westminster

ENERGY EFFICIENCY RATING

C

PRICE

On Application

A development by



Cross section computer generated image for identification purposes only