

# Motcomb Street

BELGRAVIA, LONDON SW1X 8JU

Kaye & Carey



# Motcomb Street

Approximate Gross Internal Area :-  
133 sq m / 1432 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID40052)



Located on one of Belgravia's most charming streets, this first and second floor maisonette has its own private entrance.

Well-planned there is a double reception room, kitchen/breakfast room and cloakroom all on the First floor. The reception room has an excellent ceiling height, fireplace and two large picture windows onto an ornamental balcony.

The Second floor comprises a master bedroom with dressing area and en-suite bathroom and second double bedroom with en-suite shower room.

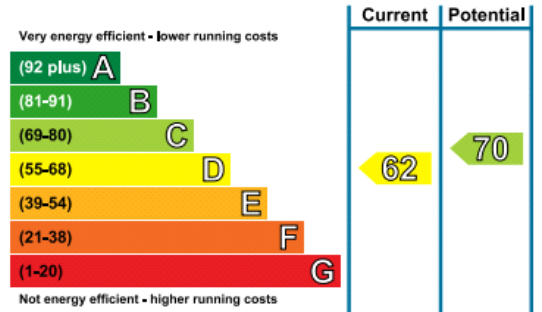
Motcomb Street is a pedestrianised street offering a mix of high-end boutique shops and a Waitrose, plus restaurants in a village-like atmosphere.

2 Bedrooms, En Suite Bathroom, En Suite Shower Room, Guest WC, Reception Room, Dining Room Kitchen, Ornamental Balcony

**Leasehold: Approx. 163 years remaining**

**Guide Price: £3,475,000 Subject to Contract**

## Energy Efficiency Rating



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# Kaye & Carey

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