



# CHESHAM MEWS

BELGRAVIA SW1X





## A rebuilt house over 31ft wide on a quiet and secure, private mews in Belgravia

The property benefits from an integral garage, private off-street parking across the front and enhanced security. This particularly wide house was rebuilt with great attention to detail in 2011. The living is arranged over three floors with modern appliances including Crestron-controlled heating, lighting, curtains and blinds throughout.

Constructed on a steel frame, the house does not require support from the adjacent houses and is fully insulated with a full lead roof, mains gas and electrics, underfloor heating, and also mains water and drainage.

The Crestron system, which was replaced in 2024, controls the heating, air conditioning, skylights, curtains and lighting all from iPhones, wall panels and iPads. There are Sky, and BT internet connections and the office has also been set up for video calling and the house has Starlink.











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A generous entrance hall with a guest cloakroom and access to the integral garage also opens to a ground-floor reception room which is currently used as an office/meeting room. This room has a hidden sink and fridge in the fitted cupboard and an area for a coffee machine, etc. The room could also be repurposed as another reception room, or fourth bedroom for a nanny, as it has water and a sink already, and there is a guest cloakroom just across the hallway.

The house is south-facing, suffused with light, and has a large opening rooflight above the staircase which sits above an atrium/lightwell drawing light from the top floor all the way to the basement bedrooms.

Occupying the whole 31ft width of the first floor is a lateral, open-plan living room comprising a reception room, dining area and kitchen/breakfast room. This is bespoke and benefits from Gaggenau and Miele appliances. There are 2.75m high ceilings and four southwest-facing sash windows giving superb afternoon sun.





The lower ground floor comprises two double en suite bedrooms, one with a dressing room and both served by the impressive staircase atrium/void, letting light into the basement level. There is also a plant room.

On the second floor, the full width is again given to the principal bedroom and en suite bathroom that is generous and contemporary in its design and shape with skylights and blackout blinds.

All the bedrooms and reception rooms have electric curtains and blinds controlled by a Crestron system, that operates the whole house. There is also underfloor heating and air-conditioning throughout.







## Seller's Comments

*"We have lived at 24 Chesham Mews for 13 years, and have loved every minute, as it has a village feel in the centre of London. Amazing bars, restaurants and pubs are all within close proximity. There is the beautiful Belgrave Square Gardens which has been a wonderful park to take Bonnie, our golden retriever.*

*Not only can you shop till you drop within 10 minutes of home, but also nip out to Waitrose until late to grab some food shopping or a bottle of vino. It is safe, peaceful and quiet with no passing traffic noise outside our windows.*

*The cobbled mews are maintained by Grosvenor Estate and there is an annual maintenance payment. Over the past five years, it has ranged from £342 to £510 per year, depending on what needs to be repaired in the mews. For the use of Belgrave Gardens, outdoor gym, children's play area and dog, the charge is around £150. There is an extra charge to use the tennis court, but we have never done this and I believe there is a waiting list."*







## Location

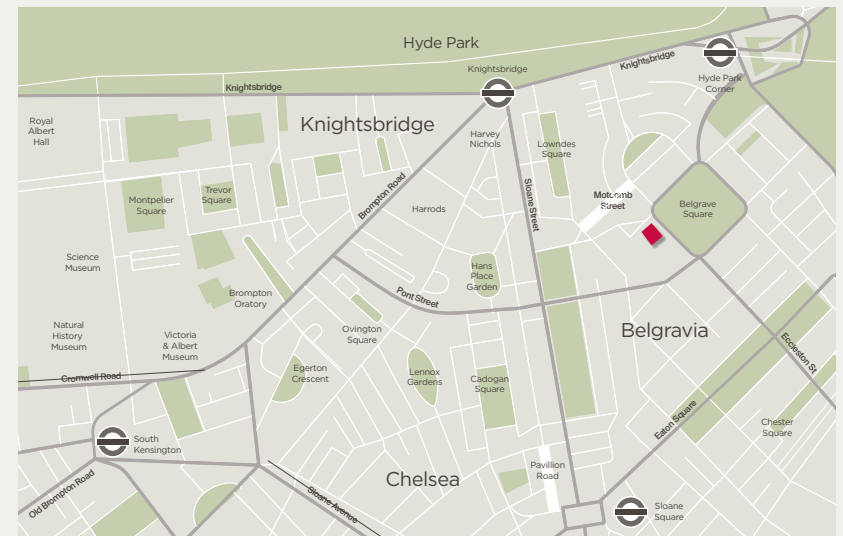
Chesham Mews is a charming cobbled mews accessed via Belgrave Mews West, which is a private street with remote bollard access in prime central Belgravia. Ideally placed just south of Motcomb Street, this is a fantastic location for all the shops and restaurants that the area has to offer.

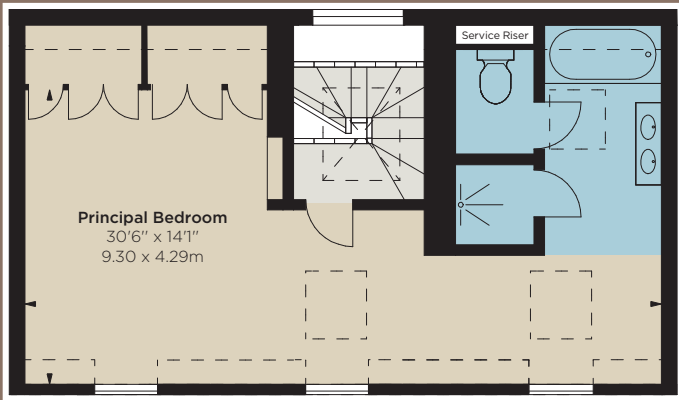
Sloane Street has all the super-high-end retail shopping, arguably the best in Europe also with Harrods and Harvey Nichols nearby. Motcomb Street provides a village environment with a range of restaurants and shops to satisfy a broad spectrum of day-to-day living, including a large Waitrose supermarket.

The mews is very quiet with no passing traffic, and benefits from the security surrounding the two neighbouring embassies.

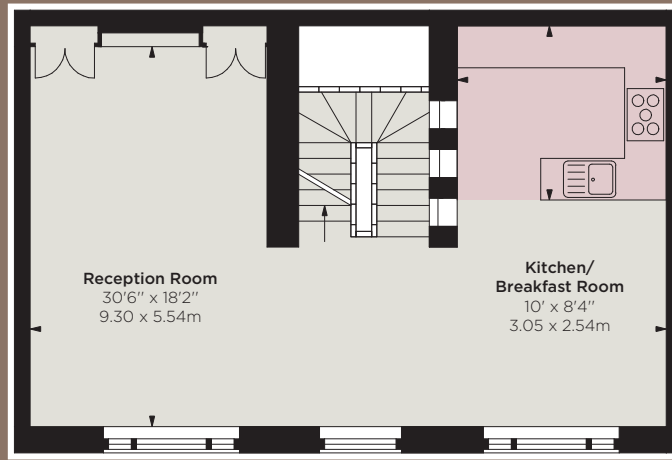
There is access to Belgrave Square Gardens (by separate arrangement with the Grosvenor Estate), 200m around the corner. Here there are manicured gardens with lawns flanked by mature borders and enclosed by mature trees creating a hidden oasis that includes a children's play area, tennis court and outdoor gym/circuit training.

Dogs are also allowed if you apply for a dog licence.

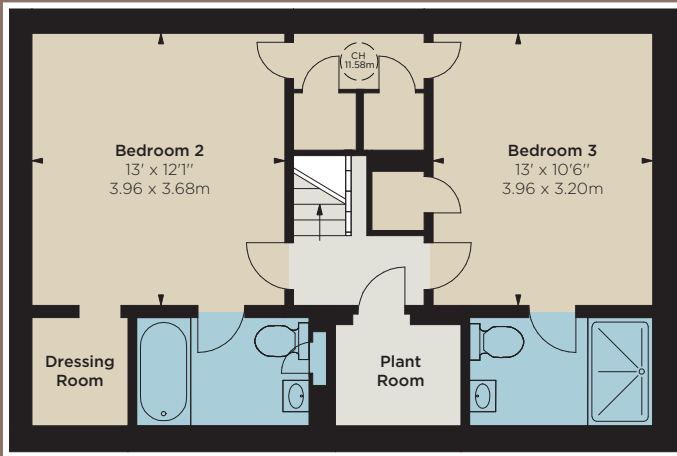




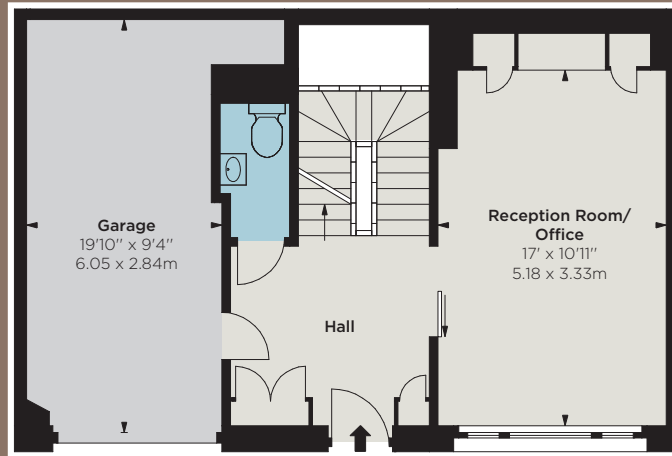
Second Floor



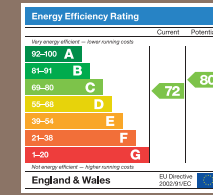
First Floor



Lower Ground Floor



Ground Floor



Approximate Gross Internal Area\*  
2,200 sq ft / 204.38 sq m

CH: Ceiling height

Illustration for identification only, not to scale. All calculations include any/all areas under 1.5m head height.

\*As Defined by RICS Code of Measuring Practice.

This plan was supplied to The Brochure by Strutt & Parker

Tenure  
Freehold

Local Authority  
City of Westminster

Council Tax  
Band H

EPC  
Rating C

Guide Price  
£5,850,000

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