

Buckingham Mews, SW1E

LUROT BRAND

MEWS SPECIALISTS EST. 1971

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IMPORTANT: This brochure is subject to disclaimers, including those on the final page, which should be read carefully.



First Floor

Ground Floor



Buckingham Mews, SW1E

Freehold

£3,650,000 STC

Contemporary craftsmanship behind a classic façade, moments from Buckingham Palace.

Behind a traditional façade on one of St James's most discreet mews, this newly built three-bedroom house unites the intimacy of a period mews with the comfort and finish of a high-specification new build. Arranged over three beautifully planned floors, the accommodation comprises three generous double bedrooms, each with its own ensuite bathroom, a dedicated study for working from home, and a separate snug or media room for more relaxed evenings. A guest loo sits on the ground floor.

The specification is considered throughout. Underfloor heating serves all three levels, with air conditioning to the principal floors, while a fully integrated Lutron lighting system and Sonos audio, controlled by AV panel or mobile device, create the right atmosphere in every room. Solar panels aid energy efficiency, a BPT video entry system provides security, and an electric vehicle charging point serves the allocated parking space directly outside the property.

LOCATION

Buckingham Mews sits in the heart of St James's, SW1, close to Buckingham Palace, St James's Park and Green Park. The cobbled setting offers rare seclusion, yet restaurants, boutiques and cultural institutions are close at hand. Victoria, St James's Park and Green Park stations are nearby, with rail services from Victoria.



First Floor

Second Floor





Second Floor

Second Floor



FEATURES

Air Conditioning	Large Open Plan Reception
Underfloor Heating	Brand New Renovation
Lutron Lighting	

OTHER USEFUL INFORMATION

EPC	B
Council Tax Band	H

NEAREST TUBE STATIONS

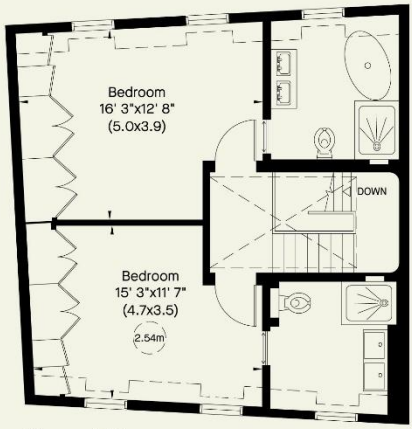
Victoria Station (Circle, District and Victoria Lines)

6 Buckingham Mews, SW1

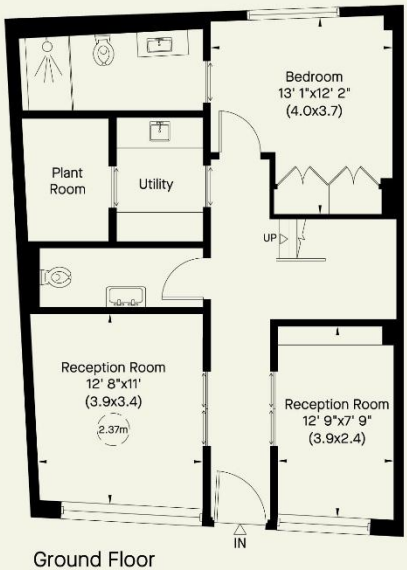
Approximate Gross Internal Area
207 sq m/ 2224 sq ft Including Under 1.5m
202 sq m/ 2174 sq ft Excluding Under 1.5m

Not to Scale, for identification only

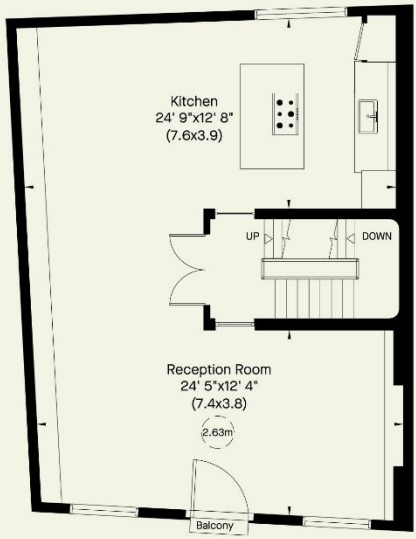
Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement.
This plan is for guidance only and must not be relied upon as a statement of fact
Attention is drawn to the importance notice on the last page of text particulars..

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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