



Princes Gate Mews, SW7

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



Ground Floor

Second Floor



Princes Gate Mews, SW7

Freehold

£3,250,000 STC

A modern style mews house with south facing roof terrace, moments from Kensington Gardens.

The perfect mews pied-a-terre. The property benefits from a contemporary design, bespoke furnishing, and integrated technology throughout. On the ground floor we have a large open plan kitchen and dining area, guest W.C, and large integral garage. The first floor boasts impressive ceiling height, and two large bedrooms with sleek ensembles and built-in wardrobes. The second floor hosts the bright reception room and a south facing terrace with views of Trinity Church and the Victoria & Albert Museum. There is the option of converting the garage into further living space and turning the second floor into a third bedroom.

LOCATION

Prince's Gate Mews is situated at walking distance from Hyde Park, and famous locations such as the Royal Albert Hall, Harrods, and popular museums.



Ground Floor

First Floor





Second Floor

First Floor



FEATURES

Kitchen/Dining Room

Two En Suite Bathrooms

Reception Room/Bedroom

Roof Terrace

Two Further Bedrooms

Garage

OTHER USEFUL INFORMATION

EPC

D

Council Tax Band

H

NEAREST TUBE STATIONS

South Kensington (Circle, District and Piccadilly lines)

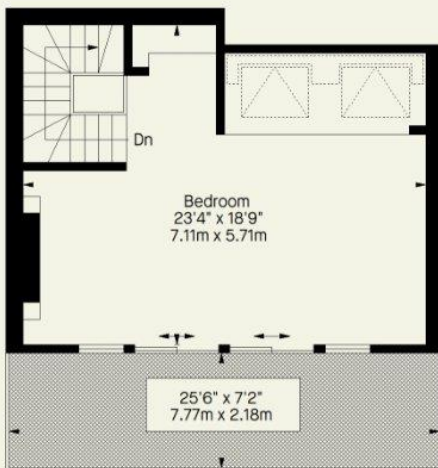
Princes Gate Mews, SW7

Approximate Gross Internal Area

1436 FT² - 133.4 M²

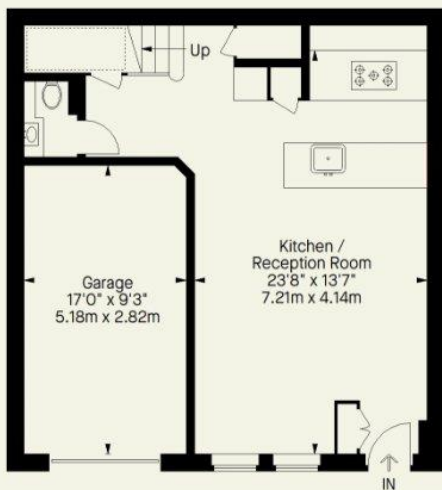
Garage = 162 FT² - 15.1 M²

Total = 1598 FT² - 148.5 M²



Second Floor

= Reduced Headroom Below 1.5 M / 5'0"



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 important notice on the last page of the text in the particulars.

Hyde Park
37-41 Sussex Place, Hyde Park,
London W2 2TH

South Kensington
4-5 Kynance Place, South Kensington,
London SW7 4QS

WWW.LUROTBRAND.CO.UK



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. www.lurotbrand.co.uk

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.

All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.