



A spectacular architecturally designed mews house with a patio garden

King's Mews, London, WC1N

£1,850 pw (£8,016.67 pcm) plus fees apply, Unfurnished
Available from 12.04.2022



- 2 double bedrooms
- 2 reception rooms/guest bedroom
- Architecturally designed mews house
- Patio garden
- Double height dining room
- 2 bathrooms plus guest w/c
- Utility room

About this property - This spectacular two/three-bedroom mews house has since been totally reworked by renowned architectural practice Stiff + Trevillion; the resulting home makes excellent use of space and light and creating a pleasing set of interlocking spaces, using large sections of industrial glazing to explore double-height volumes. There is a large paved garden at the rear, as well as a running balcony on the first floor.

You enter the house into a lobby area with an adjoining utility room. These spaces lead into a large living room at the front, with wide solid oak floorboards and bespoke built-in storage. Two large windows look out to the mews, bathing the room in natural light. The adjoining kitchen and dining room are connected via a large section of internal Crittall glazing. The dining area sits below a double-height ceiling with glazing rising high overhead, framing views of the garden. Fitted bookshelves rise all the way up to the mezzanine above and emphasise the sense of volume. The kitchen is designed by Bulthaup and is configured around a central island formed of Carrara marble. Sleek minimalist units conceal integrated appliances, while Crittall glazing and doors provide access to the garden. The first floor is accessed via a beautiful staircase of solid oak and white-painted steel. Two bedrooms lie on the first floor, with a second mezzanine reception space which can be used as a guest bedroom or study. This large space has a private balcony over the garden with full-height glazing and glass balustrades.

This floor also features a linear shower room with a large skylight overhead, a principle bedroom with wall of built-in wardrobes functioning as a dressing area, a second double bedroom and a full-size family bathroom with a bath and separate walk-in shower.

The property is offered to the market unfurnished only.

Images by The Modern House

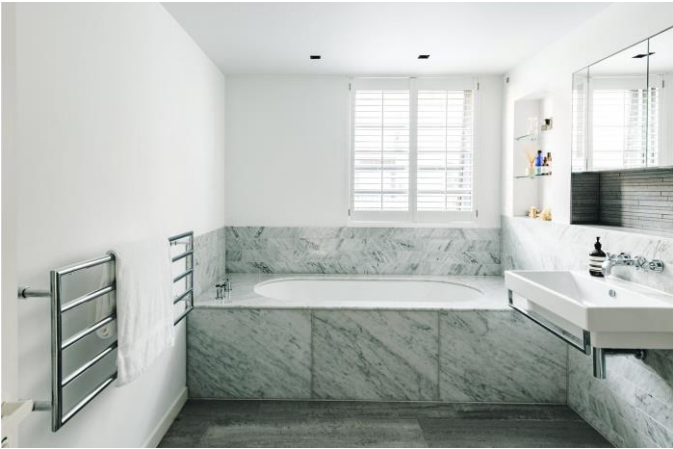
Furnishing - Unfurnished

Local Authority – Camden Council Tax Band = G

Energy Performance - EPC Rating = D

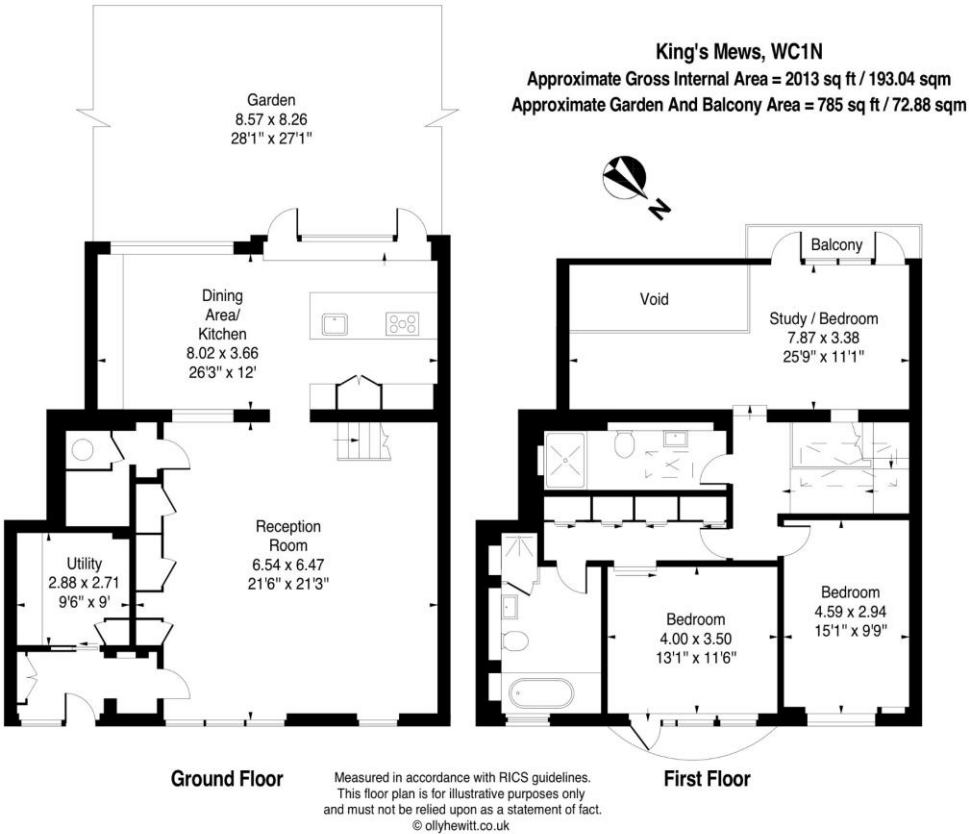
Viewing - All viewings will be accompanied and are strictly by prior arrangement through Savills Clerkenwell Lettings Office.
Telephone: +44 (0) 20 7253 2533.






King's Mews, London, WC1N
Gross Internal Area 2013 sq ft, 187 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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