



A wonderful freehold house located on a picturesque mews, close to Hyde Park.

**Princes Gate Mews, London, SW7**

Offers in excess of £2,250,000 - Freehold



- A bright and spacious reception room
- Principal bedroom suite with access to a private roof terrace
- Three further bedrooms
- Garage
- Stunning location in a desirable mews close to the amenities of South Kensington

#### Local Information

Princes Gate Mews is a quiet cobbled cul-de-sac situated off Exhibition Road between Hyde Park and the Victoria and Albert museum and within a short walk of the Brompton Road (including Harrods). There is a discreet public footpath to Ennismore Gardens and the charming public gardens of the Holy Trinity Brompton Church. South Kensington tube station is 0.4 miles away and Knightsbridge tube station is 0.7 miles away (distances are approximate).

#### About this property

This delightful property is located in a quiet cobbled mews in South Kensington and comprises three floors of well laid out accommodation. On the ground floor is a bright reception room with space for a dining area and a kitchen, as well as a private one space garage. The large principal bedroom suite occupies the entire top floor and enjoys built in storage and direct access to a small terrace. The remaining three well-proportioned bedrooms are on the second floor and feature copious storage space and use of a further bathroom. The house is in need of some modernisation.

#### Tenure

Freehold

#### Local Authority

Royal Borough of Kensington and Chelsea

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office.  
Telephone: +44 (0) 20 7581 5234.








Princes Gate Mews, London, SW7  
Gross Internal Area 1617 sq ft,150.2 m<sup>2</sup>

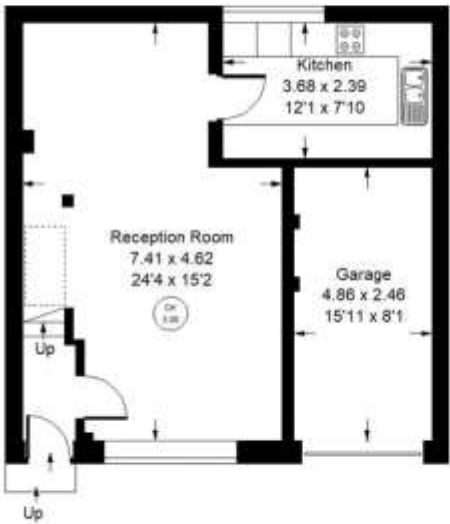
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Princes Gate Mews, SW7

Approx. Gross Internal Area = 150.2 sq m / 1617 sq ft  
(Including Garage & Excluding Stores)



 = Reduced headroom  
below 1.5 m / 5'0"



Ground Floor

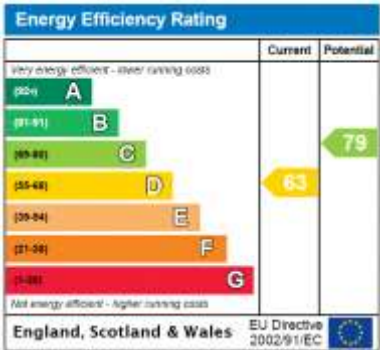


First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance  
Plan is for illustration purposes only, not to be used for valuations.



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