



QUEENS GATE MEWS

SOUTH KENSINGTON SW7

Bright and spacious with the benefit of a private garage, this attractive house comprises over 1,300 sq ft of well-laid out accommodation, situated in a private cobbled mews in South Kensington.

The open-plan kitchen/reception area provides a spacious and comfortable living space, with a guest cloakroom and plenty of room for entertaining. Two well proportioned double bedrooms occupy the first floor, each with an en-suite bathroom and fitted wardrobes, with further eaves storage on the second floor providing access to a stunning roof terrace.

LOCATION

Located in the heart of South Kensington, Queen's Gate Mews is a cobbled through road just 0.6 miles from London's Hyde Park, enjoying the numerous shops, restaurants and amenities of South Kensington and Gloucester Road. The property is close to a range of attractions including the Royal Albert Hall, the Natural History Museum and The V&A Museum. There are a number of reputable schools in the area such as Kensington Park School and Malborough Primary School.

The nearest station is Gloucester Road, approximately 0.4 miles away, with South Kensington Underground also nearby.

PLANNING CONSENT

Planning permission was granted on 18 November 2020 by Royal Borough of Kensington & Chelsea to extend the property by the Creation of basement under footprint of the property; removal of enclosed roof access structure to roof terrace to create new mansard storey roof addition forming a new second floor with dormer windows and roof terrace; alterations to mews elevation; internal remodelling of ground floor and first floors to improve layout and to accommodate natural ventilation and daylight to proposed basement; and increasing the width of existing garage. Planning Reference Number: PP/20/05238.





Consented Layout

EXISTING AREA

Ground Floor 62 sq m

First Floor 56 sq m

Second Floor 9 sq m

TOTAL

1,367 sq ft / 127 sq m

PROPOSED AREA

Lower Gound Floor 56 sq m

Ground Floor 62 sq m

First Floor 56 sq m

TOTAL

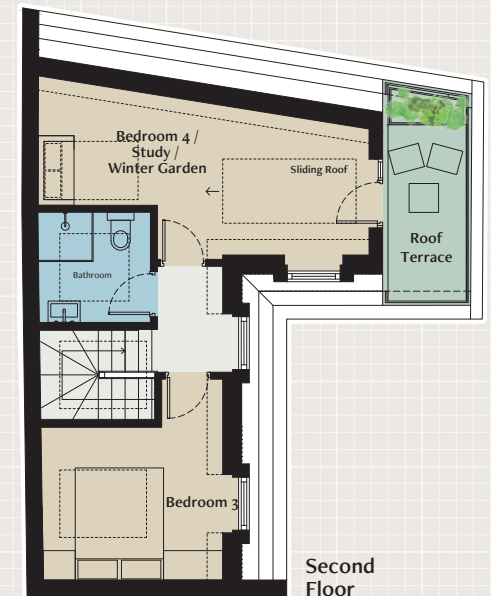
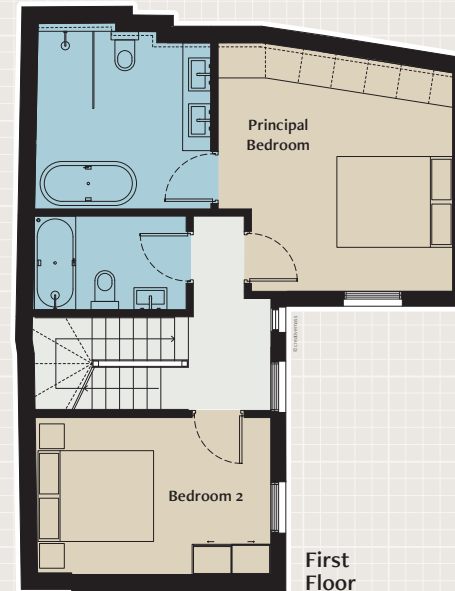
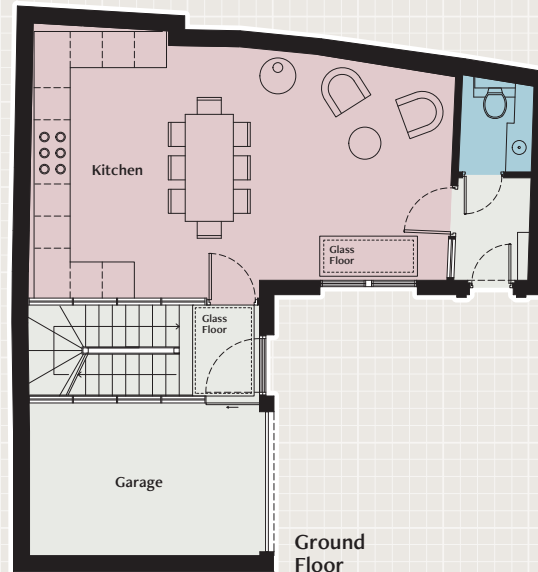
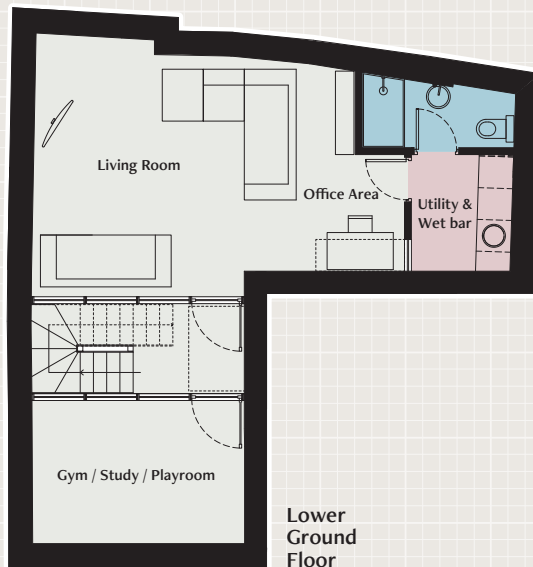
2,228 sq ft / 207 sq m

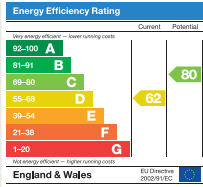
PROPOSED AREA

Second Floor to 1.5m high 33sq m

Second Floor into floor / wall junction 39 sq m

These are advisory figures and must not be relied upon and should be checked by a surveying professional using actual measurements on site.





Existing Layout

APPROXIMATE GROSS INTERNAL AREA

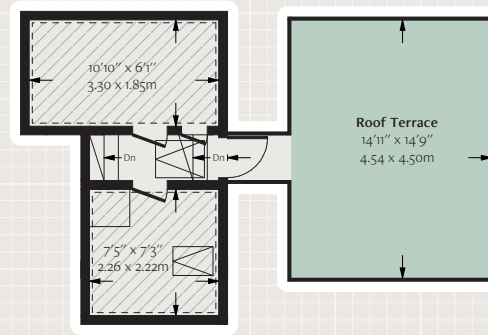
1,326 sq ft / 123.2 sq m
including reduced headroom

GARAGE

106 sq ft / 9.9 sq m

TOTAL

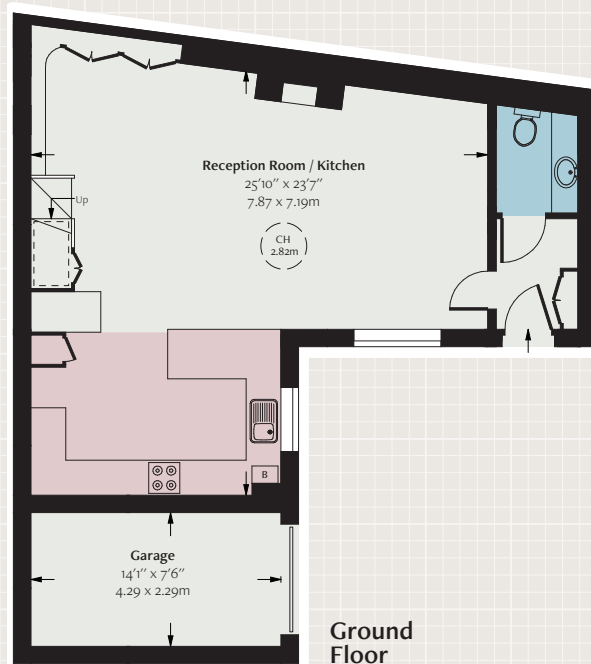
1,432 sq ft / 133.1 sq m



Second Floor



Viewing: Strictly by appointment with Savills. Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 27/09/21 SAVILLS-210924-03GG



Ground Floor



First Floor

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