



A BEAUTIFUL EXAMPLE OF A MEWS HOUSE DONE RIGHT. THIS DOUBLE FRONTED MEWS HOUSE IS SPREAD OVER 4 FLOORS WITH THE OPEN PLAN KITCHEN AND LIVING AREA ON THE SECOND FLOOR.

EGERTON GARDENS MEWS, LONDON, SW3

Unfurnished, £1,650 pw (£7,150 pcm) + fees and other charges apply.*

Available Now



A BEAUTIFUL EXAMPLE OF A MEWS HOUSE DONE RIGHT. THIS DOUBLE FRONTED MEWS HOUSE IS SPREAD OVER 4 FLOORS WITH THE OPEN PLAN KITCHEN AND LIVING AREA ON THE SECOND FLOOR.

EGERTON GARDENS MEWS
LONDON, SW3

£1,650 pw (£7,150 pcm) Unfurnished

Three double bedroom mews house with built in storage • Spread over four floors boasting in excess of 2,300sqft of internal space • Three bathrooms, two of which are shower rooms and one bathtub bathroom • Large balcony accessible from the second floor living area • Hydraulic platform garage • EPC Rating = D • Council Tax = G

Description

A beautiful example of a mews house done right. This double fronted mews house is spread over 4 floors with the open plan kitchen and living area on the second floor.

The bedrooms occupy the first floor and all come with built in storage and two bathrooms. The living and kitchen area on the second floor benefit from a spacious balcony and are flooded with natural light.

The hydraulic platform garage is spacious, ideal for valuable cargo and storage. An additional shower room and utility is present on the lower ground floor.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

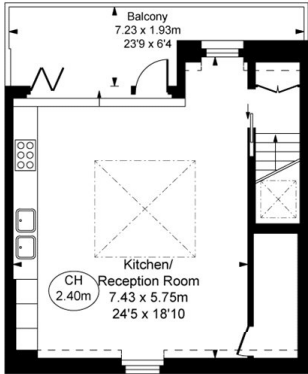


Egerton Gardens Mews, SW3

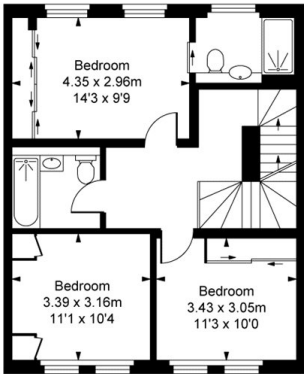
Approximate Gross Internal Area
111.27 sq m / 1,198 sq ft
Approximate Additional Area (Garages)
109.04 sq m / 1,174 sq ft
Total Combined Areas
220.31 sq m / 2,371 sq ft
Total Areas Shown on Plan
218.99 sq m / 2,357 sq ft



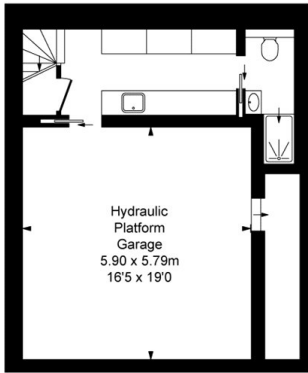
(Including restricted height
under 1.5m (5' 0" = 150))
(CH = Ceiling Heights)



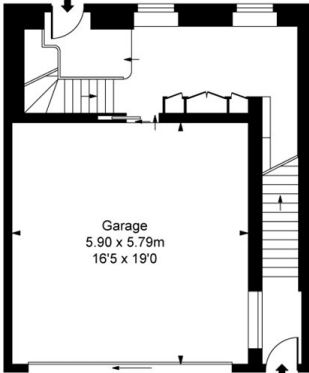
Second Floor
Approximate Gross Internal Area
47.86 sq m / 515 sq ft



First Floor
Approximate Gross Internal Area
58.91 sq m / 634 sq ft



Lower Ground Floor
Approximate Gross Internal Area
54.38 sq m / 585 sq ft



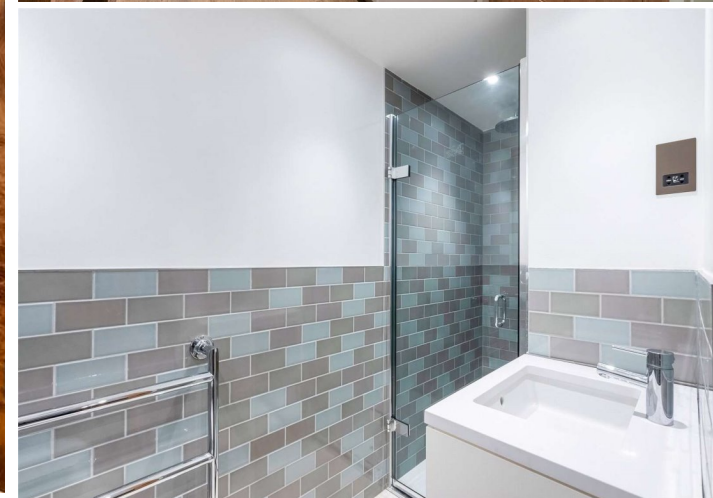
Ground Floor
Approximate Gross Internal Area
57.84 sq m / 623 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© 2018 Performance

FLOORPLANS

Gross internal area: 2357 sq ft, 219 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to savills.co.uk/tenant-fees. For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190703LYPG

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. Tenants must satisfy themselves by inspection or otherwise.

Knightsbridge Lettings

Gilly Hayden
ghayden@savills.com

+44 (0) 20 7590 5073

savills.co.uk