



**KNIGHTSBRIDGE**

INTERNATIONAL REAL ESTATE



# Princes Gate Mews, South Kensington

£5,950,000

- Finished to an exacting standard with innovative design
- Prime location near South Kensington and Knightsbridge
- Principal bedroom with dressing room, sunroom, ensuite bathroom, and balcony
- Large reception/cinema room and gym area on the lower ground floor
- Air conditioning and home automation
- Downstairs w/c, utility room and integrated garage
- Near Hyde Park, Victoria and Albert Museum, and Harrods
- Offered to the market with no chain

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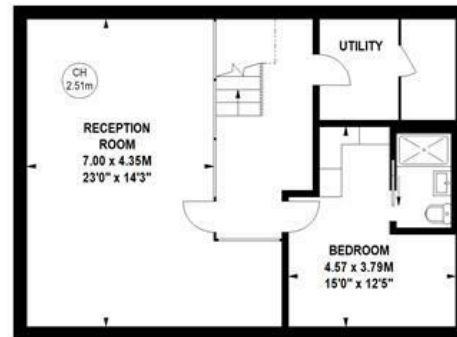
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# Princes Gate Mews, SW7

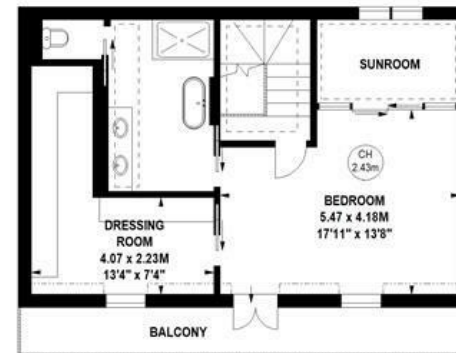
Approximate gross internal area

270.90 sq m / 2916 sq ft

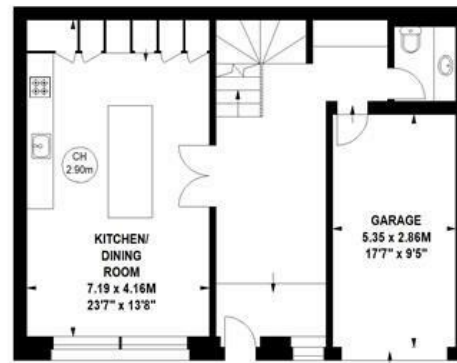
Key :  
CH - Ceiling Height



Lower Ground Floor



Second Floor



Ground Floor



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Finished to an exacting standard throughout and nestled just off Exhibition Road, on Princes Gate Mews, is this superb three/four bedroom home. Behind the traditional frontage of a typical mews house now lies a stunning, spacious interior offering innovative design to maximise the living accommodation. Discreetly located on the borders of South Kensington and Knightsbridge, the property offers tranquil living within moments of the variety of world-class museums, restaurants, and shops that the area has to offer.

On the ground floor, the property comprises a bright and welcoming entrance hallway, a downstairs w/c, an integrated garage, and a fantastic contemporary kitchen which is flooded with natural light and provides a breakfast bar as well as a dining area. On the lower ground floor, the property offers a large reception room/cinema room, gym area, utility room, and a spacious bedroom with an ensuite shower room and built-in wardrobes.

On the first floor, the property boasts a vast reception room which could ideally suit as an additional bedroom if required, a family bathroom, and a large bedroom with an ensuite bathroom and walk-in wardrobes. On the second floor is the principal bedroom with an extensive dressing room, sunroom/winter garden, and ensuite bathroom with freestanding bathtub, walk-in shower, and his and hers hand basins. The principal bedroom also provides access to the private balcony/terrace.

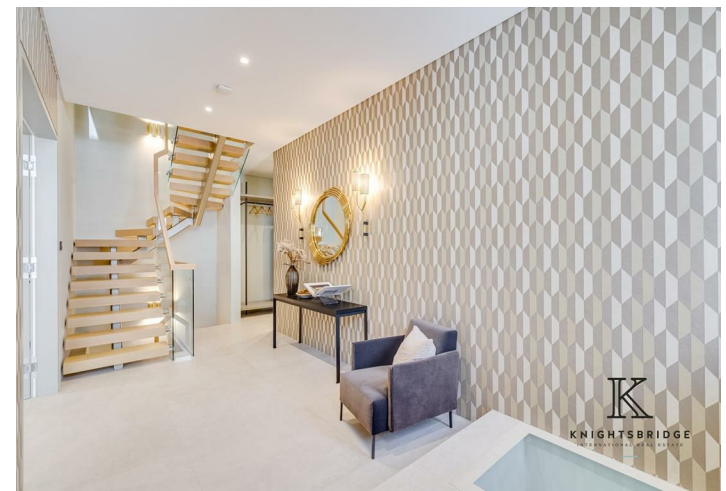
Princes Gate Mews enjoys a privileged location, mere moments away from Hyde Park and the renowned Victoria and Albert Museum. Additionally, residents benefit from easy access to upscale shopping destinations, including the iconic Harrods. For commuters and explorers alike, South Kensington and Knightsbridge tube stations are just a few minutes' walk away, providing seamless connectivity to the rest of London's vibrant attractions and business hubs.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive 2002/91/EC 