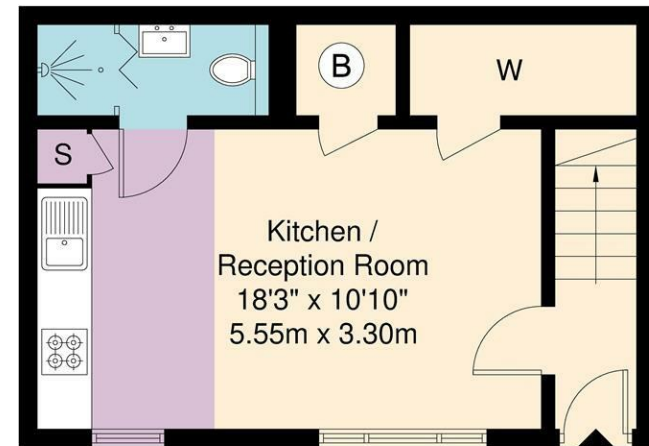


Kynance Mews, SW7

GROSS INTERNAL AREA
58.7 sq m / 631 sq ft

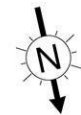
Shower room
8'4" x 3'4"
2.54m x 1.01m

Shower Room
9'0" x 6'2"
2.74m x 1.88m



Ground Floor

First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
58.7 sq m / 631 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
4.1 sq m / 44 sq ft

EXTERNAL STRUCTURAL FEATURES
Cladding, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



26 Kynance Mews,
South Kensington, London, SW7 4QR

TO RENT £3,900 PCM

A beautifully presented one bedroom house located on one of the most desired mews streets in London

- Large Double Bedroom
- Open Plan Living
- Charming & Tranquil Mews
- Fitted Kitchen
- Two Shower Rooms
- Close by to Gloucester Road Underground Station

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

020 7581 0154

www.fullergilbert.co.uk

South Kensington Lettings, 38-40 Gloucester Road, South Kensington, London, SW7 4QT

Location

Situated in a leafy tranquil part of South Kensington, this cobbled mews is arguably one of the most attractive streets in London. It well positioned for both High Street Kensington and Gloucester Road stations, whilst being a short walk from Hyde Park and a wealth of international shops, restaurants bars and cafes.



Description



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.