



Kendrick Mews  
South Kensington, SW7

CHESTERTONS





A rarely available, best in class first floor flat situated on quiet mews in the heart of south Kensington extending to circa 570sft.

The flat has been subject to a meticulous renovation and opened up in to an expansive studio/office space. Benefiting from exceptional natural light.

The bespoke joinery throughout offers a level of sophistication and quality, which is not often seen at this level of the market. The flat can easily be returned to its original layout as a one bedroom flat.

Kendrick Mews is nestled in the heart of South Kensington, offering easy access to array of local boutiques, cafes and transport.

Please note the image of the bedroom has been digitally enhanced to show what could be created.

- Fully Renovated
- Private Entrance
- Air Conditioning
- Balcony
- 570 sqft

**Asking Price £1,100,000**

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	73	77
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Tenure:** Leasehold - 158 years remaining  
**Service Charge:** £1,687 per annum plus building insurance premium of £2,230 per annum  
**Ground Rent:** Peppercorn  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** F

*Chestertons South Kensington Sales*

44-48 Old Brompton Road  
 London  
 SW7 3DY

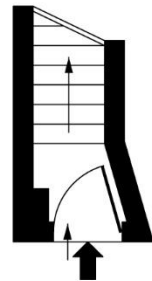
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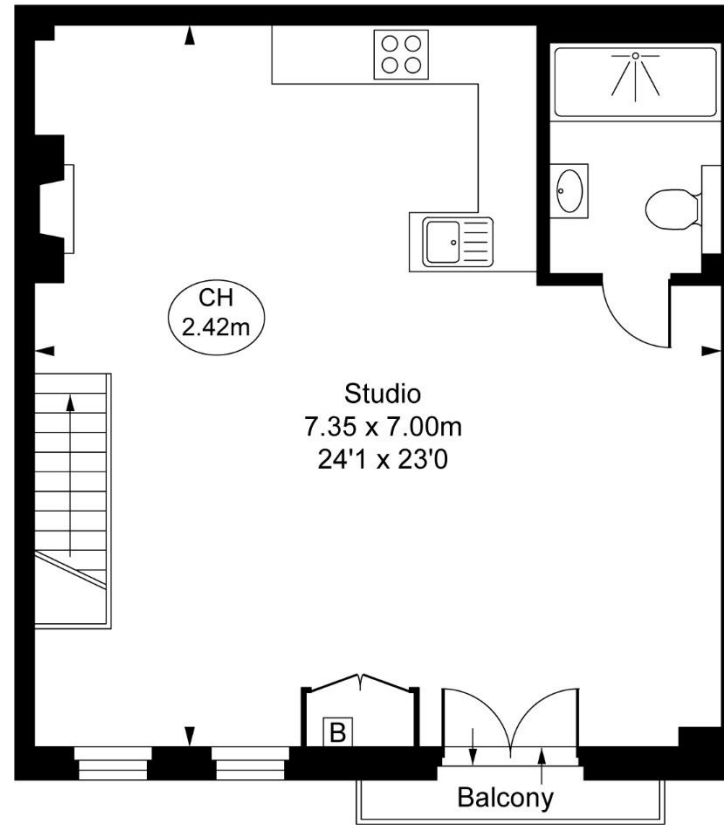
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**Kendrick Mews, SW7**  
 Approximate Gross Internal Area  
**52.97 sq m / 570 sq ft**

( CH = Ceiling Heights )



**Ground Floor Entrance**  
 Approximate Gross Internal Area  
**1.52 sq m / 16 sq ft**



**First Floor**  
 Approximate Gross Internal Area  
**51.45 sq m / 554 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.  
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