

Elvaston Mews, South Kensington SW7

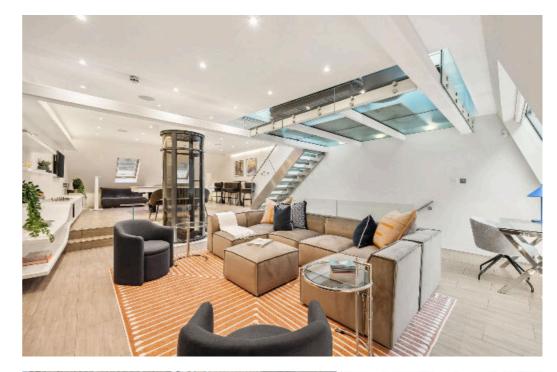
## Elvaston Mews, South Kensington SW7

The simplicity and clean lines of the interior architecture are apparent throughout the design. A contemporary take on a centralised traditional fireplace in Corten Steel unifies the building as it stretches visibly from the living space up to the ground, first and second floors. The house also benefits from a double reception room leading onto a roof terrace. Accommodation comprises principal bedroom suite with a private terrace, a second bedroom suite, two further bedrooms and a third bathroom, spacious reception room with a lift connecting it through the house, kitchen, roof terrace. Air conditioning is installed in all bedrooms and both reception rooms as well as Sonos speakers throughout the property.

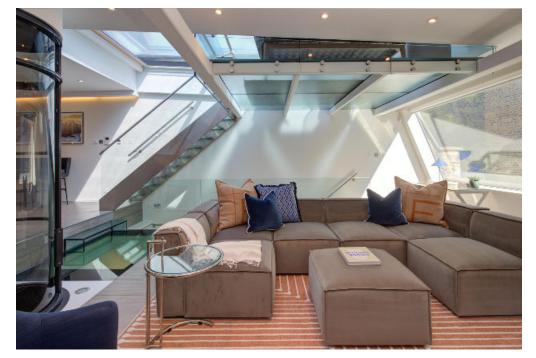


Guide price: £8,500 per week Furniture: Available furnished Deposit: £51,000

Local authority: Royal Borough of Kensington and Cheslea



















## Location

Elvaston Mews is a quiet residential mews between Elvaston Place and Queen's Gate Gardens in SW7. The location offers easy access up to Kensington Gardens and Hyde Park whilst also being convenient for The Royal Albert Hall and the many local museums and amenities. The nearest underground station is Gloucester Road for the District, Circle and Piccadilly lines; whilst motorists will benefit from rapid routes to the West and Heathrow Airport via M4.





## Elvaston Mews, London, SW7

Approximate Gross Internal Area = 3314 sq ft / 307.9 sq m Reduced Headroom = 76 sq ft / 7.1 sq m Total =3390 sq ft / 315 sq m (Including Garage / Excluding Voids / Outside Storage)





All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if not an AST), at tenancy deposit will also be payable which is equal to 6 weeks rent (if not an AST and/or the annual rent is below £50,000). If the landlord agrees to you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is endively to uo confirm the details of any such material information provide (such as the rent, deposit). Ight fittings carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant s fixtures and fittings, are specifically excluded from any tenancy as evidenced in the inventory, unless specifically not on in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesser(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in ortikes date dOctober 2023. Photogra

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