



Queen's Gate Mews, South Kensington, SW7 5QJ

£6,998

Introducing Queen's Gate Mews...

A superb four-bedroom mews house, meticulously rebuilt to an exceptional standard in 2010 behind its original façade. Arranged over three floors, the property features a principal bedroom with en suite shower room, two additional bathrooms, one with a Jacuzzi and separate shower, plus a guest cloakroom. The home offers two spacious reception rooms and an integral garage.

Designed for modern living, it benefits from high-specification features including underfloor heating, Lutron lighting, an Opus colour touchscreen AV system, CAT 5 wiring, CCTV, and centralised audio/visual distribution. Digitally furnished for marketing purposes, this exceptional home is located in the highly sought-after Queen's Gate Mews, an attractive cobbled street just off Queen's Gate Terrace.



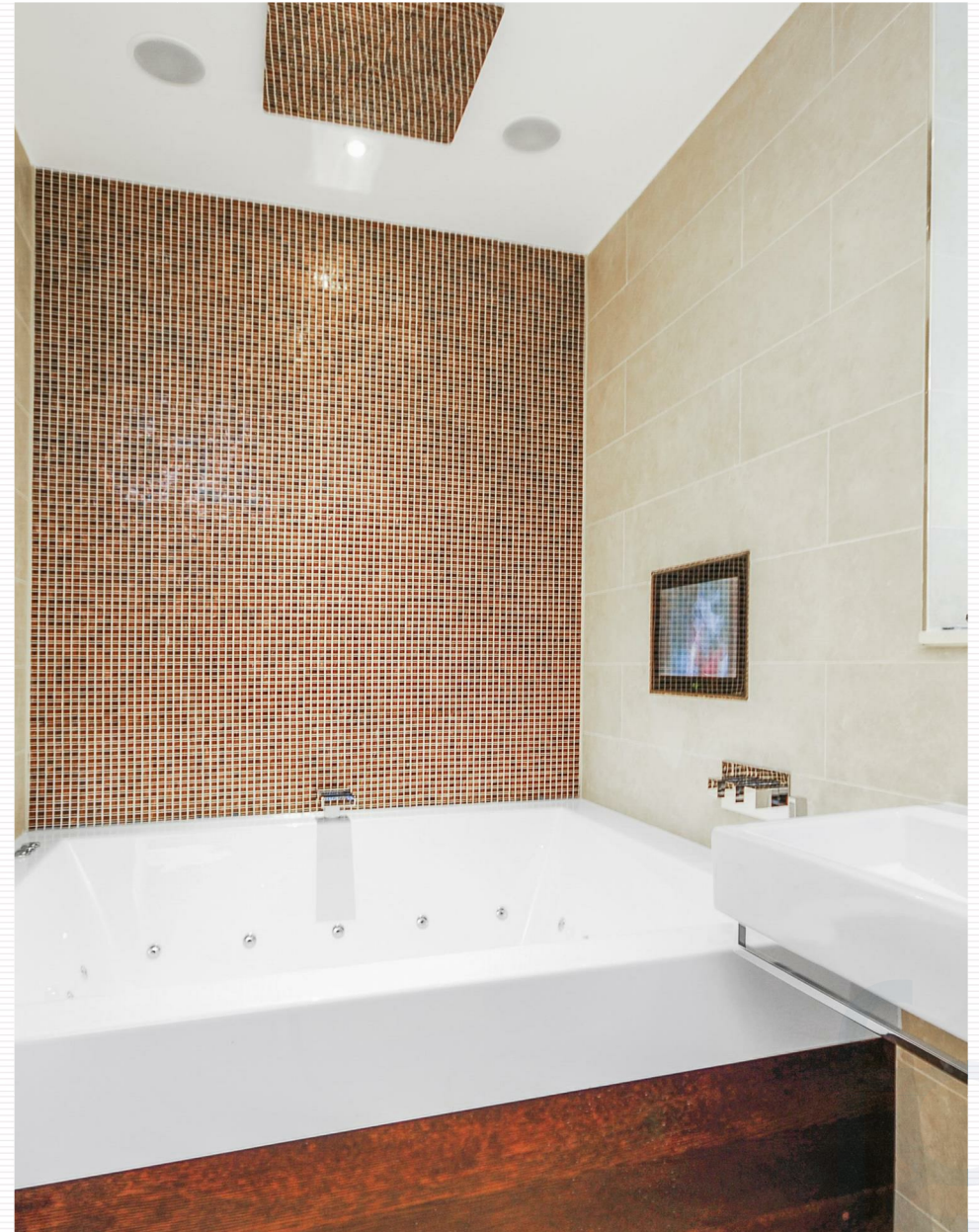
Welcome to South Kensington...

Ideally positioned, the house is just a 2-minute walk to the cafés, restaurants, and shops of Gloucester Road. Kensington Gardens and Hyde Park are 0.3 miles away, while Gloucester Road Underground Station (Piccadilly, District & Circle lines) is only 0.4 miles from the property.



- **5 Bedrooms**
- **Living Room**
- **Fitted Kitchen**
- **Garage**
- **Underfloor Heating**
- **2009 SQ.FT / 186.64 SQ.M**
- **CCTV**
- **Excellent Condition Throughout**

Queen's Gate Mews





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First Floor



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 2009 Sq Ft - 186.64 Sq M

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

Estate Agents
Valuers
Private office
Development Consultants
Property Consultants
Asset & Capital Management

Fuller Gilbert
& Company Est. 2001



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

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