Knight Frank



PRINCES GATE MEWS

Knightsbridge SW7



AN ABUNDANCE OF NATURAL LIGHT

A beautifully presented freehold mews house extending to approximately 2,177 sq ft, arranged over four floors and offering exceptional versatility, generous living space with natural light and air

3	2	4	EPC C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide Price: £3,500,000





The lower ground floor comprises a spacious kitchen, dining and reception area, with the living spaces thoughtfully separated by elegant Crittall glass partitions. This creates clearly defined zones for everyday living and entertaining while maintaining an open, light-filled feel throughout the floor.

The ground floor provides a further reception room, a guest bedroom and a guest cloakroom. The first floor offers a generous principal bedroom suite with walk-in wardrobe and en suite bathroom, alongside a second double bedroom and an additional family bathroom.





Occupying the entire top floor is an impressive reception room flooded with natural light and benefiting from direct access to a spacious private balcony. This versatile space could also serve as an additional bedroom, subject to a purchaser's requirements.

The property is presented in excellent condition throughout and offers a rare combination of flexible accommodation, bright interiors and private outside space, all within this highly sought-after mews location in the heart of South Kensington.



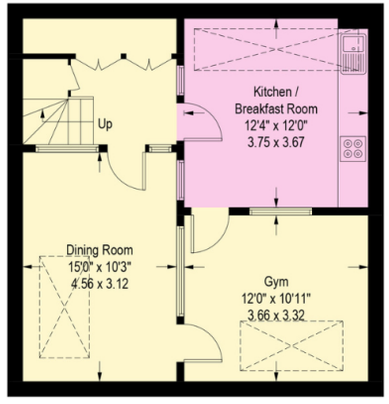
Princes Gate Mews is a quiet cobbled cul-de-sac situated between Hyde Park and the Victoria and Albert museum and within a short walk of Brompton Road (including Harrods). Hyde Park is a short distance away, as are the bustling centres of South Kensington and Knightsbridge.

There is access out to Ennismore Gardens and the charming public gardens of the Holy Trinity Brompton via a discrete passage 30 meters away. (Distances are approximate).

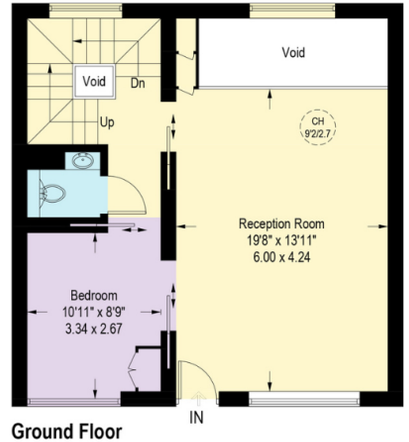




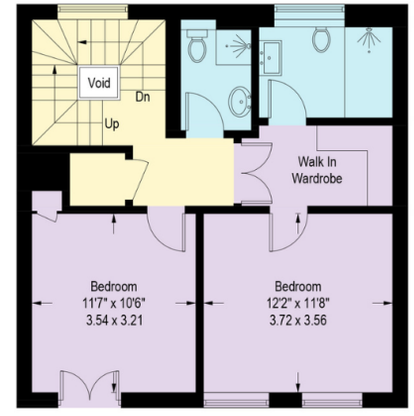




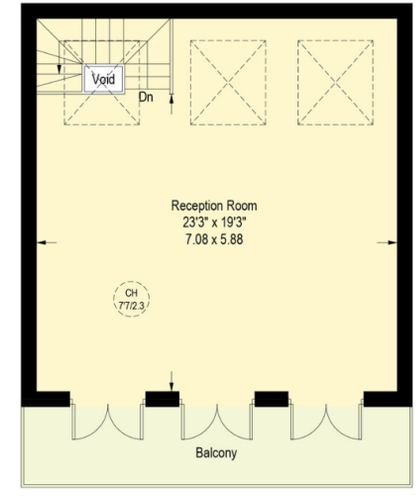
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area = 202.3 sq m / 2177 sq ft

This plan is for layout guidance only. 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. (ID767266)

We would be delighted to tell you more.

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