Fuller Gilbert & Company Est. 2001



Elvaston Mews, South Kensington, SW7 5QE

Guide Price £1,250,000 Leasehold

Introducing Elvaston Mews...

An exceptional opportunity to acquire a unique and well presented property having been refurbished throughout arranged over three floors and offering approximately 1,050 sq ft of living space. This home benefits from it's own private entrance via the charming Elvaston Mews and is ideally situated in the heart of South Kensington, just moments from the vibrant amenities and excellent transport links of Gloucester Road Tube Station.







Welcome to South Kensington...

Elvaston Mews is a highly sought-after and secluded mews between the prestigious Queen's Gate and Queen's Gate Place. This charming location is ideally positioned near the vibrant shops, diverse amenities, and excellent public transport connections of South Kensington and Gloucester Road, including the District and Circle line Underground stations.

The property is just a short stroll from the globally respected Imperial College London, making it an ideal choice for families and professionals alike. Additionally, it provides convenient access to the A4/M4, ensuring seamless travel to Heathrow Airport and beyond.

- **1 Double Bedroom with potential to reconfigure for a second**
- **2 Bath / Shower Rooms**
- **Formal Reception Room**
- **Open Plan Kitchen / Dining Area**
- **Close to 1,050 Sq Ft arranged over 3 Floors**
- **Private Entrance from Elvaston Mews**
- **Study Area**
- **Storage Unit**
- **Ideally Located in South Kensington**











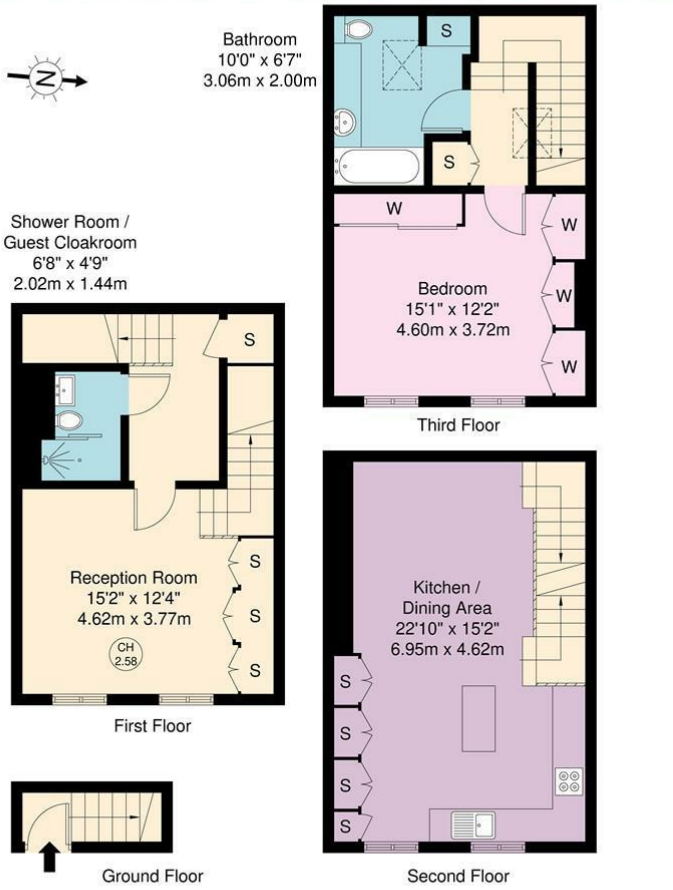




Fuller Gilbert & Company

Elvaston Mews, SW7

GROSS INTERNAL AREA
96.9 sq m / 1043 sq ft



GROSS INTERNAL AREA (GIA) The footprint of the property
96.9 sq m / 1043 sq ft

TOTAL STORAGE SPACE Storage and wardrobe total area
7.9 sq m / 85 sq ft

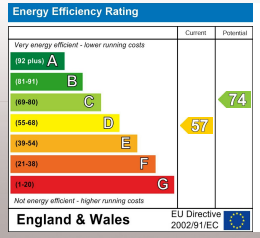
EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

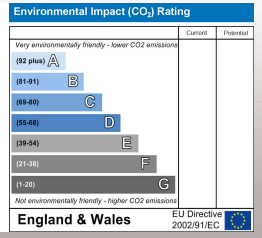
RESTRICTED HEAD HEIGHT Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

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

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and 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





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



38-40 Gloucester Road, Kensington SW7 4QT | 020 7581 0154 | sksales@fullergilbert.co.uk | sklettings@fullergilbert.co.uk

95 High Street, Wimbledon Village SW19 5EG | 020 8016 9700 | wvsales@fullergilbert.co.uk | wvlettings@fullergilbert.co.uk