



SUNNER PLACE NEWS

SOUTH KENSINGTON SW7



Sumner Place Mews

Sumner Place Mews is a cobbled cul-de-sac off Sumner Place. Originally the stable/coach house accommodation for the main houses on Onslow Square, there are now just four houses in this section of the mews, and number 65 is the only detached house in the street, feeling very secluded.

At some point between October 1940 and June 1941, a high explosive bomb fell onto Cranley Place, west of the mews. The mews was noted as having comfortable living conditions with an extremely wealthy standard of living when the London Poverty Maps were first published.

Unusually for a mews house, it has direct access to communal gardens behind. On the outside, the house has all the original charm, but step inside and it has been optimised to make the best use of light and circulation. The heated polished concrete floors reflect light coming in from windows all around, whilst the air conditioning throughout keeps the house cool on the warmest of days. The beautifully designed modern timber staircase is open and forms the core of the house, leading upstairs to two double bedrooms, both with two en-suite bathrooms. Downstairs, there's a state-of-the-art cinema room and another double bedroom and shower room.











SPECIFICATION

Aquathin Water Purification

Installed throughout both properties, ensuring clean, purified water at every tap.

Air Conditioning & Ventilation

Air conditioning is fitted in both properties, complemented by a Mechanical Ventilation Heat Recovery (MVHR) fresh air system in the basement level of Sumner Place Mews for optimal comfort and air quality.

Bespoke Joinery

Custom joinery design by Seth Stein Architects and Absolut Joinery, adding a unique, tailored touch to each space.

Kitchen Appliances

Premium Gaggenau and Miele appliances, combining cutting-edge technology with high-end performance.

Flooring

Polished Concrete by Lazenby for a modern, sleek finish. Polished Micro Cement Concrete by Lazenby, creating an industrial yet refined look.

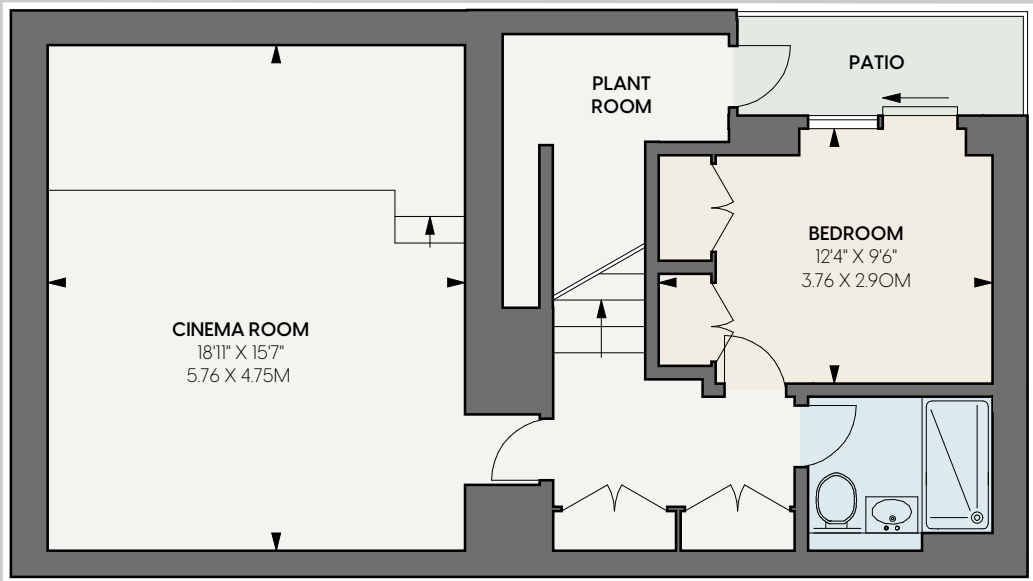
Dedicated Cinema Room

Fully Crestron control for Audio Visual and lighting controls. 7 Fully electric reclining HCM Atlas Cinema Seats. Trinnov altitude audio processor with amplification. Dolby Atmos Audio system. 3.3 meter Screen Innovation CinemaScope projection Screen. Sony Native 4K projection system. Krix speaker system.

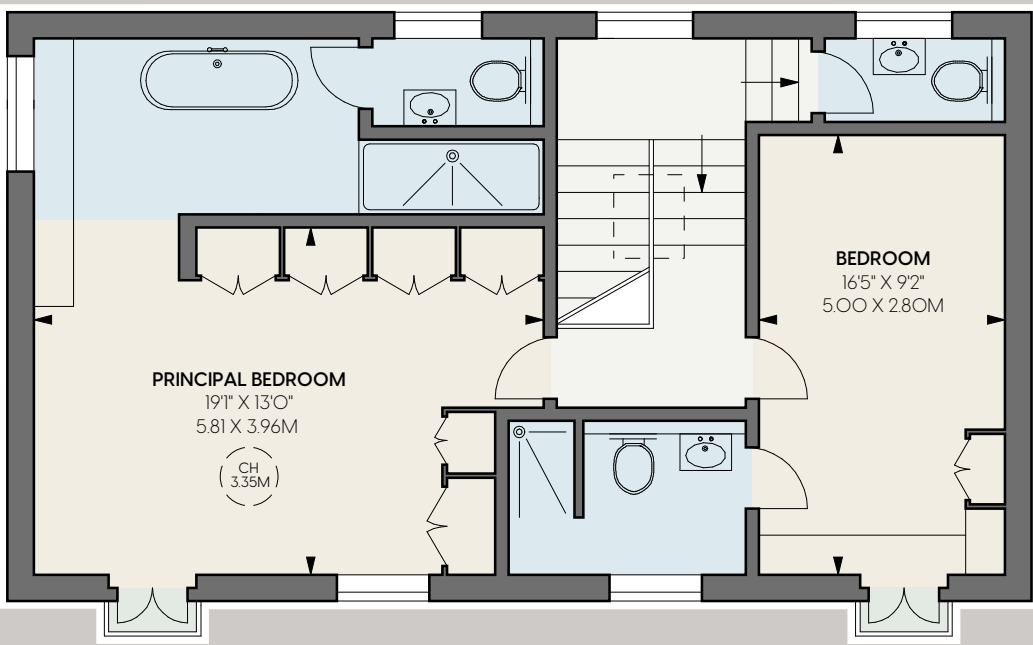
Approximate Gross Internal Area
2,057 sq ft / 191.15 sq m
Including 7.53 Sq m of plant room



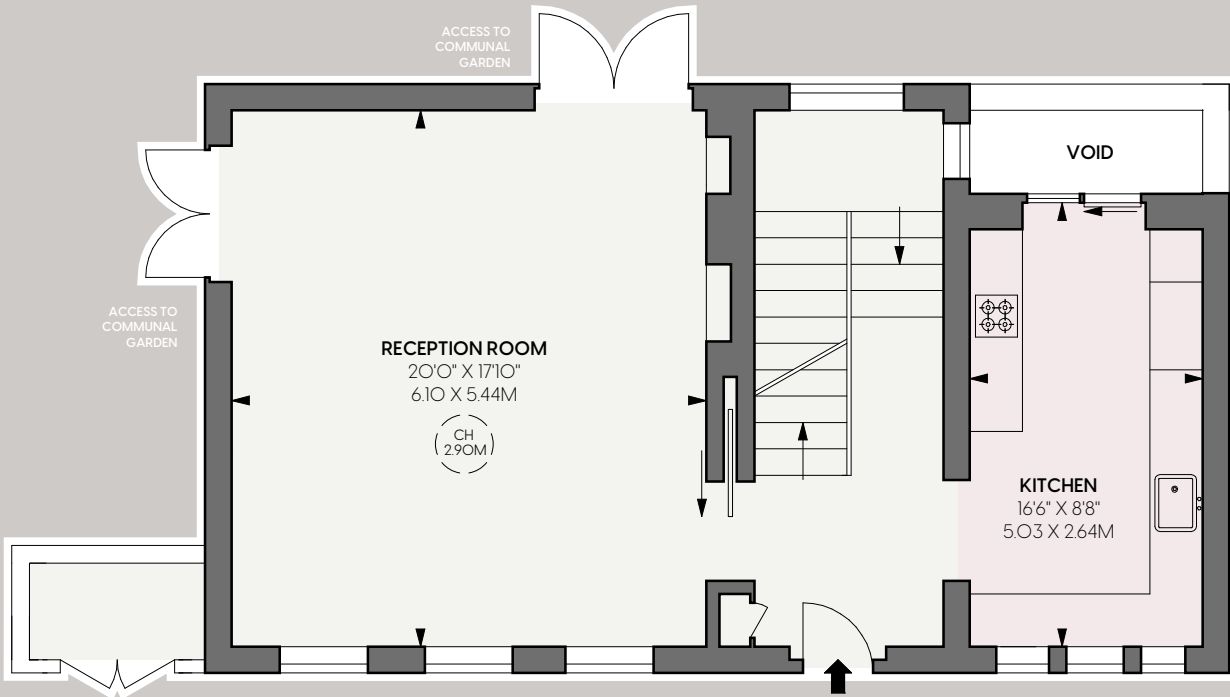
CH: Ceiling height
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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BASEMENT



FIRST FLOOR



GROUND FLOOR

