



Queen's Gate Mews, SW7

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



External

Ground Floor



Queen's Gate Mews, SW7

Leasehold Approx. 96 years and 2 months
(Exp. Jun 2120)

£2,400,000 STC

An elegant three bedroom house in a popular mews moments from Kensington Gardens.

This superb and unassuming mews house is approached over a cobbled street and up stairs to a front door. Uniquely for Queens Gate Mews, this property occupies some of the mansion block to the rear with access off Queens Gate Terrace. The main reception room is large, light and elegant with a master suite on the first floor and two further bedrooms and bathroom on the lower ground.

LOCATION

Located in the heart of South Kensington, Queen's Gate Mews is a charming cobbled street just moments from Hyde Park. Shops, restaurants and amenities of South Kensington and Gloucester Road are easily accessible. The property is close to a range of world famous attractions including the Royal Albert Hall, the Natural History Museum and The V & A Museum.



Ground Floor

Ground Floor





Lower Ground Floor

Lower Ground Floor



FEATURES

Kitchen

Two Bathrooms

Reception/Dining Room

Courtyard

Three Bedrooms

OTHER USEFUL INFORMATION

EPC

D

Council Tax Band

H

Annual Ground Rent

£204

Annual Service Charge

£17,344

NEAREST TUBE STATIONS

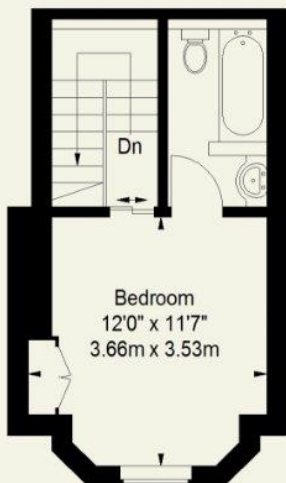
Gloucester Road (District, Circle & Piccadilly line)

Queens Gate Mews, SW7

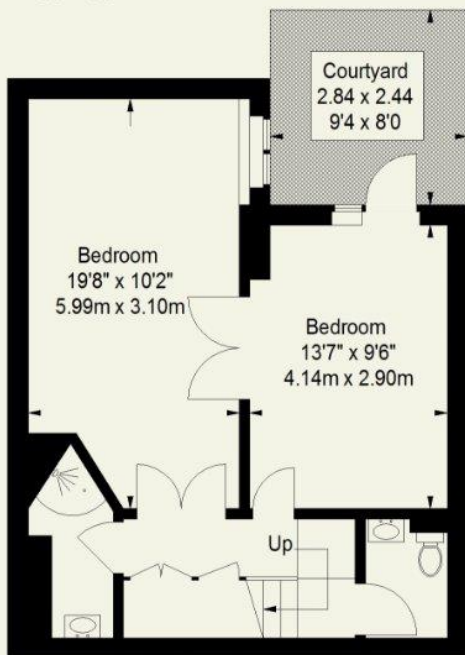
Approximate Gross Internal Area (Excluding Void)

1308 FT² - 121.5 M²

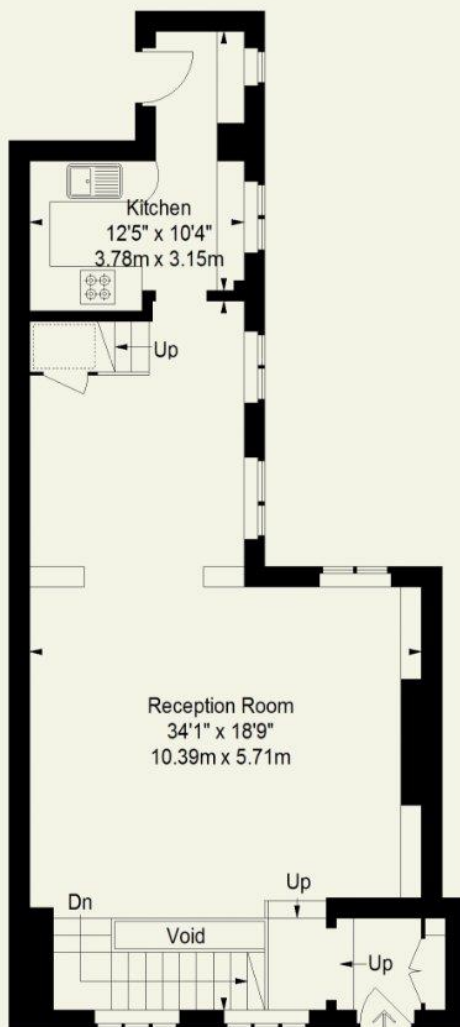
Reduced Headroom = 6 FT ² 0.6 M ²



First Floor



Basement



Ground Floor

Hyde Park
37-41 Sussex Place, Hyde Park,
London W2 2TH

South Kensington
4-5 Kynance Place, South Kensington,
London SW7 4QS

WWW.LUROTBRAND.CO.UK



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. www.lurotbrand.co.uk

We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. 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 other ways that these matters have been properly dealt with and that all information is correct.

All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.