



# Colbeck Mews, SW7

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955

[lettings@lurotbrand.co.uk](mailto:lettings@lurotbrand.co.uk)



Lower Ground Floor

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First Floor



# Colbeck Mews, SW7

Furnished

£1,995 PW

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Refurbished to an excellent standard throughout, this stylish three bedroom mews house is superbly located in the heart of South Kensington.

This stunning property comes fully furnished, showcasing a perfect blend of period charm and modern amenities. Situated on one of the quaint mews streets, this home offers a peaceful and quiet living environment. Ideal for families or professionals seeking a stylish and comfortable residence in a desirable location.

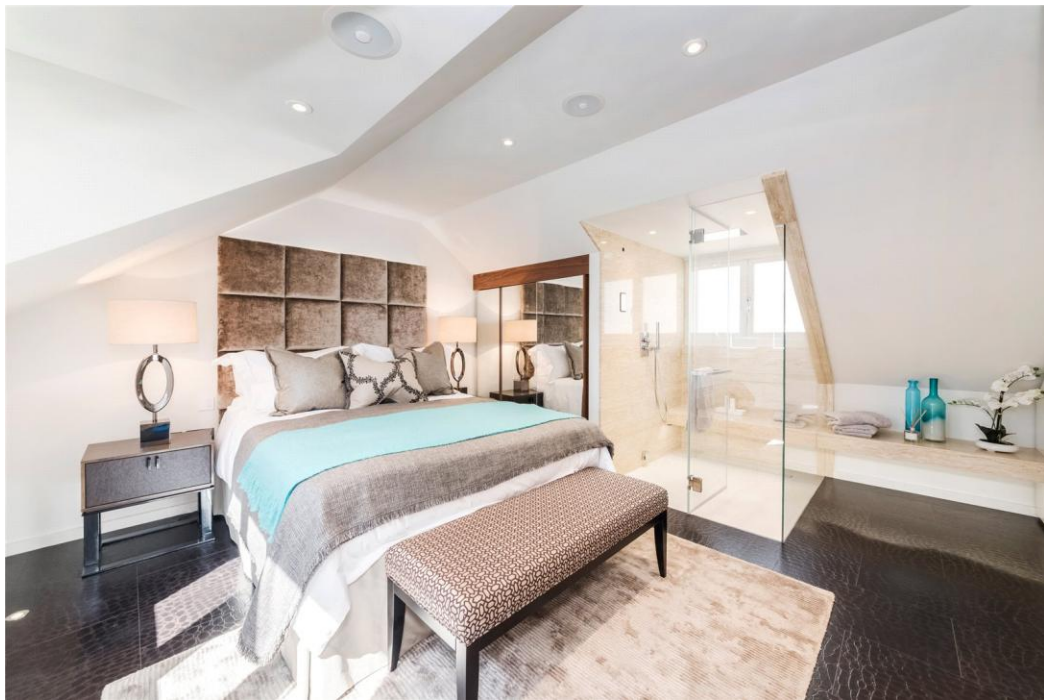
## LOCATION

Colbeck Mews is a quiet cobbled mews in close proximity to all the restaurants, bars and boutiques that South Kensington is so desired for.



Ground Floor

Third Floor





Second Floor

Second Floor



FEATURES

3 Bedrooms

3 Reception Rooms

4 Bathrooms

Furnished

OTHER USEFUL INFORMATION

EPC D



Council Tax Band G

Deposit Amount £11,970.00

NEAREST TUBE STATIONS

Gloucester Road (Circle, District and Piccadilly Line)

# Colbeck Mews, SW7

 Approximate Gross Internal Area  
 200.50 sq m / 2,158 sq ft  
 Eaves Storage  
 7.17 sq m / 77 sq ft

**Total Areas Including Eaves**  
 207.67 sq m / 2,235 sq ft

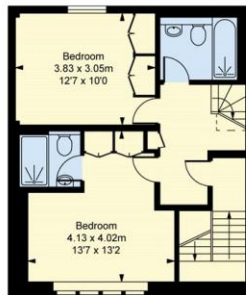
(Including restricted height under 1.5m (5' 3" = 3"))

(Excluding Void)

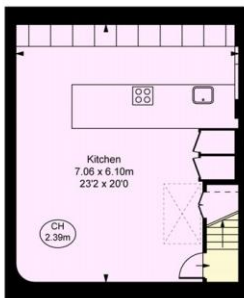
(CH = Ceiling Heights)



Second Floor  
 Approximate Gross Internal Area  
 28.83 sq m / 310 sq ft



First Floor  
 Approximate Gross Internal Area  
 45.56 sq m / 490 sq ft



Basement  
 Approximate Gross Internal Area  
 43.07 sq m / 464 sq ft



Lower Floor  
 Approximate Gross Internal Area  
 43.83 sq m / 472 sq ft



Upper Ground Floor  
 Approximate Gross Internal Area  
 39.21 sq m / 422 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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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



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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. 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.