



# Princes Gate Mews, SW7

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955  
[sales@lurotbrand.co.uk](mailto:sales@lurotbrand.co.uk)



External

First Floor



# Princes Gate Mews, SW7

£2,700,000 STC - Freehold

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## A development opportunity in the highly sought after Princes Gate Mews.

The property currently occupies the first and second floors of a characterful mews house, whilst the ground and basement offer opportunity for development.

On the first floor, a generously proportioned open plan living, kitchen, and dining area is complimented by rich wood panelling, creating a warm and inviting space. The upper floor features a spacious principal bedroom, complete with an adjacent study or dressing room, and a separate bathroom. From here, a private terrace offers fantastic views down the mews.

The ground floor comprises two garages offering excellent scope for conversion into additional accommodation subject to planning. A concealed rear-facing window on the ground floor will provide further opportunity to transform the ground floor into a liveable space. The basement offers 3.5m-high ceilings, currently unfinished and offering significant development potential.

### LOCATION

Princes Gate Mews is situated at walking distance from Hyde Park, and famous locations such as the Royal Albert Hall, Harrods, and popular museums.





First Floor

Second Floor





Basement

Ground Floor



FEATURES

Development Opportunity	Open plan kitchen/dining room
One Bedroom	Two Garages
One Ensuite	Basement
Dressing Room/Office	

OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	H

NEAREST TUBE STATIONS


South Kensington Station (District, Circle and Picadilly)
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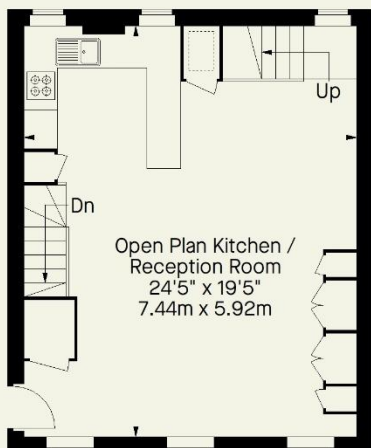
# Princes Gate Mews, SW7

Approximate Gross Internal Area  
(Including Garage)

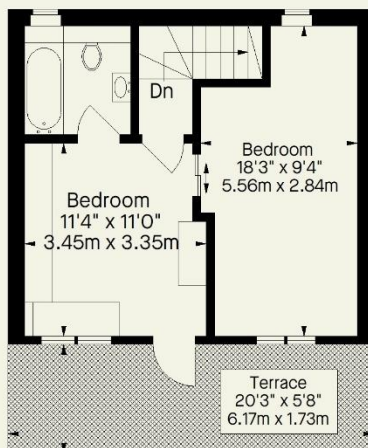
1764 FT<sup>2</sup> - 163.9 M<sup>2</sup>



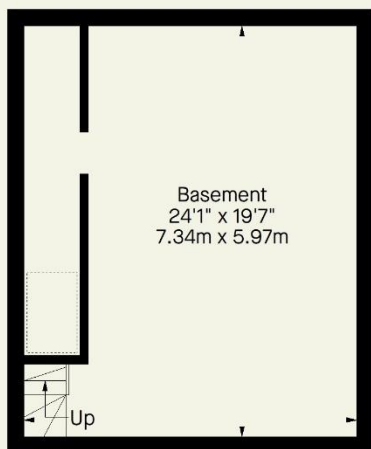
 = Reduced headroom  
below 1.5 m / 5'0"



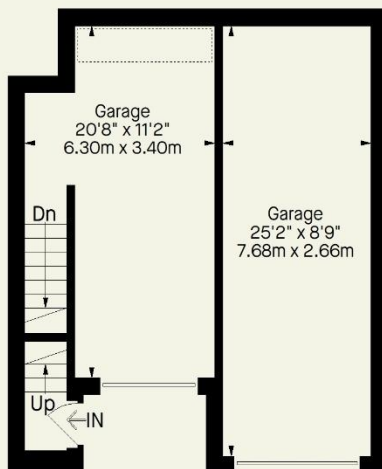
First Floor



Second Floor



Basement



Ground Floor

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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

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