



Princes Gate Mews,  
SW7

**LUROT BRAND**  
MEWS SPECIALISTS EST. 1971

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External

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## 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

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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)

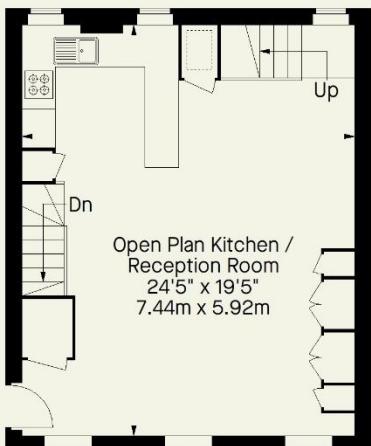
# Princes Gate Mews, SW7

Approximate Gross Internal Area  
(Including Garage)

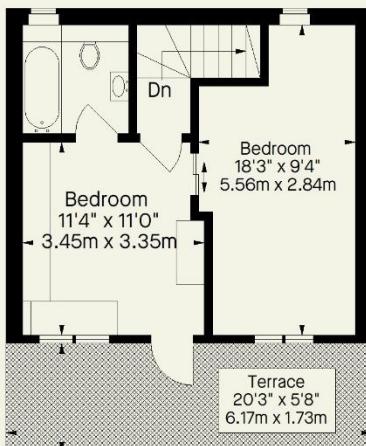
1764 FT<sup>2</sup> - 163.9 M<sup>2</sup>



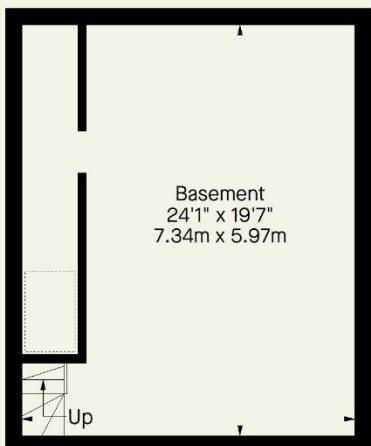
= Reduced headroom  
 below 1.5 m / 5'0"



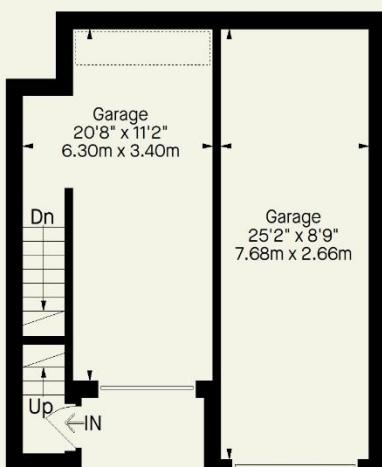
First Floor



Second Floor



Basement



Ground Floor

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