



Queen's Gate Mews, SW7

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
lettings@lurotbrand.co.uk



Lower Ground Floor

Lower Ground Floor



Queen's Gate Mews, SW7

Furnished, Part Furnished, Unfurnished

£1,846 PW

A superb three bedroom mews house gym and cinema room

Set in an iconic mews, this property comprises an open plan kitchen/living room, garage, plant room and separate WC on the ground floor. The first floor consists of master bedroom with ensuite bathroom, two further double bedrooms and family bathroom. The lower ground floor offers flexible living space currently set up as a cinema room, gym and another bathroom with jacuzzi bath

The property further benefits from high-specification features including underfloor heating, Lutron lighting, an Opus colour touchscreen AV system, CAT 5 wiring, CCTV, and centralised audio/visual distribution. Available furnished or unfurnished

LOCATION

Queen's Gate Mews is tucked away in this lovely cobbled mews moments from the amenities of Gloucester Road and South Kensington.



Ground Floor

First Floor





First Floor

First Floor



FEATURES

Two Bedrooms	Garage
Three Bathrooms	
Two Reception Rooms	
Basement	

OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	H
Deposit Amount	£9,230.00

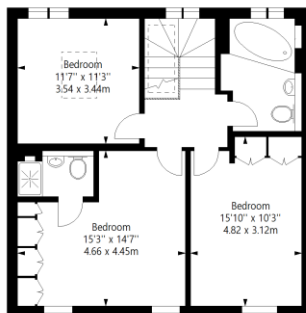
NEAREST TUBE STATIONS

Gloucester Road (Picadilly, District & Circle Lines)

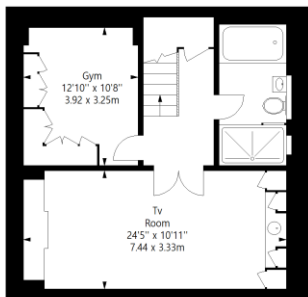
Queens Gate Mews, SW7

Approximate Gross Internal Area
188 sq.m (2024 sq.ft)

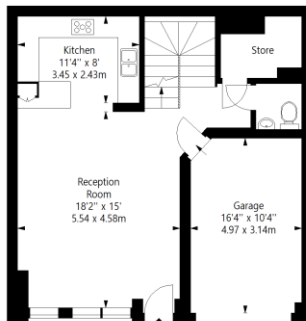
Including Garage of Approximately
15 sq.m (161 sq.ft)



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the particulars.

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. 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.