

## ELVASTON MEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2339 SQ FT - 217.24 SQ M  
(INCLUDING GARAGE, EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING VOID)  
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 167 SQ FT - 14.62 SQ M  
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 138 SQ FT - 12.84 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Elvaston Mews, London, SW7 5HY

TO RENT £15,500 PCM



95 High Street Wimbledon SW19  
 020 8016 9700  
 wvlettings@fullergilbert.co.uk

Fuller Gilbert  
 & Company Est. 2001

www.fullergilbert.co.uk

38 - 40 Gloucester Road SW7  
 020 7581 0154  
 sklettings@fullergilbert.co.uk

for  
 Sale

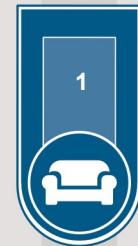
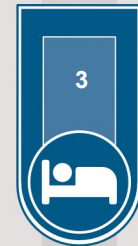
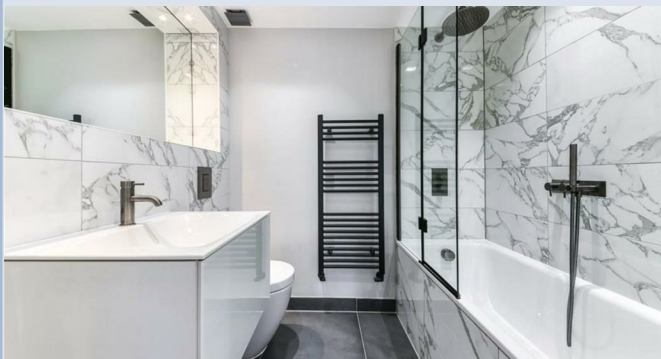
Fuller Gilbert  
 & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



THE LOCATION

Elvaston Mews is a quiet residential mews between Elvaston Place and Queen's Gate Gardens in SW7. The location offers easy access up to Kensington Gardens and Hyde Park whilst also being convenient for The Royal Albert Hall and the many local museums and amenities. The nearest underground station is Gloucester Road for the District, Circle and Piccadilly lines; whilst motorists will benefit from rapid routes to the West and Heathrow Airport via M4.



THE PROPERTY

This newly refurbished mews house is located on a quiet, cobbled street in the heart of South Kensington. The house has a modern finish and has been renovated to a high standard throughout. The main benefit of the house is the ample entertainment space. The spacious kitchen and dining room is situated on the lower ground floor and provides access to the small garden. The kitchen is fully integrated and has a large central island, with a breakfast bar, and benefits from 3 eye level ovens, perfect for entertaining. The reception room on the ground floor is also a good size and has lots of natural light coming in through the sky light and floor to ceiling corner windows which looks out onto a living wall.

The fantastic master suite covers the whole of the first floor and benefits from a well proportioned walk in wardrobe, modern bathroom with a bath and separate shower, and a Juliette balcony overlooking the mews. The 2 additional bedrooms are also good sizes and benefit from en suite bathrooms.

The house further benefits from a garage with space for 1 car, a utility room and a cloakroom.

Available to rent furnished or unfurnished through Knight Frank South Kensington. Approximately 229.6 sq. m. (2,471 sq. ft.).

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

