



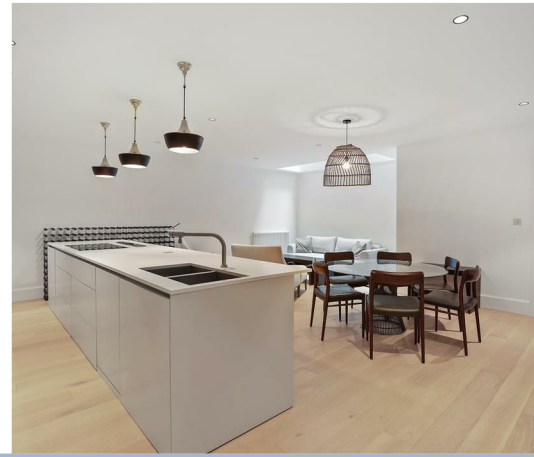
<p>GROSS INTERNAL AREA(GIA) The footprint of the property 269.0sqm / 2895.5sqft</p>	<p>TOTAL STORAGE SPACE Storage and wardrobe total area 9.5sqm / 102.2sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc. 9.9 sqm / 106.6sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sqm / 0.0sqft</p>
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

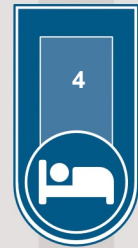
Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, 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.





THE LOCATION

Elvaston Mews is a cobbled through road just a short distance from London's Hyde Park, enjoying the numerous shops, restaurants and amenities of South Kensington and Gloucester Road. The property is close to a range of attractions including the Royal Albert Hall, the Natural History Museum and The V & A Museum. There are a number of reputable schools in the area such as Kensington Park School and Marlborough Primary School. The nearest station is Gloucester Road, approximately 0.4 miles away, with South Kensington Underground also nearby.



THE PROPERTY

Recently rebuilt and refurbished to an impeccable standard, this stunning four-bedroom mews house is peacefully nestled in Elvaston Mews. Boasting a private terrace, integral garage, and contemporary design throughout, the property offers luxurious living spaces across three beautifully designed floors.

The ground floor features a striking reception room with sleek wooden flooring, skylights, Crittall doors, and bespoke fixtures and fittings. The entrance hall includes built-in coat storage and a guest WC. A solid oak staircase, complemented by a bespoke handrail with brass inlays, serves as a centerpiece of the home's intricate contemporary design. The lower ground floor offers an expansive open-plan kitchen, dining, and living area with bespoke cabinetry, integrated Miele appliances, two double ovens, and ample space for entertaining. This level also includes a versatile entrance hallway ideal for a study, a guest WC, and a storage room perfect for use as a wine cellar.

On the first floor, the principal bedroom suite impresses with a spacious dressing area, built-in wardrobes, and a sleek en-suite bathroom with double vanities. It also provides access to a private terrace, ideal for morning sunlight and alfresco dining. Another generously proportioned double bedroom with an en-suite bathroom completes this floor. The second floor features two further bright and spacious double bedrooms, one of which is en-suite.

Combining elegant design with exceptional functionality, this mews house provides a rare opportunity to enjoy luxurious living in a tranquil yet central location.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		