



Elvaston Mews, South Kensington, SW7 5QE

Guide Price £1,495,000 Leasehold

## A TRULY UNIQUE PROPERTY WHICH NEEDS TO BE SEEN TO BE APPRECIATED

An exceptional opportunity to acquire a unique and well presented property having been refurbished throughout arranged over three floors and offering approximately 1,050 sq ft of living space. This home benefits from it's own private entrance via the charming Elvaston Mews and is ideally situated in the heart of South Kensington, just moments from the vibrant amenities and excellent transport links of Gloucester Road Tube Station.





## PRIVATE ENTRANCE FROM ELVASTON MEWS IN THE HEART OF SOUTH KENSINGTON



Elvaston Mews is a highly sought-after and secluded mews between the prestigious Queen's Gate and Queen's Gate Place. This charming location is ideally positioned near the vibrant shops, diverse amenities, and excellent public transport connections of South Kensington and Gloucester Road, including the District and Circle line Underground stations.

The property is just a short stroll from the globally respected Imperial College London, making it an ideal choice for families and professionals alike. Additionally, it provides convenient access to the A4/M4, ensuring seamless travel to Heathrow Airport and beyond.

- **1 Double Bedroom with potential to reconfigure for a second**
- **2 Bath / Shower Rooms**
- **Formal Reception Room**
- **Open Plan Kitchen / Dining Area**
- **Close to 1,050 Sq Ft arranged over 3 Floors**
- **Private Entrance from Elvaston Mews**
- **Study Area**
- **Storage Unit**
- **Ideally Located in South Kensington**



## Elvaston Mews

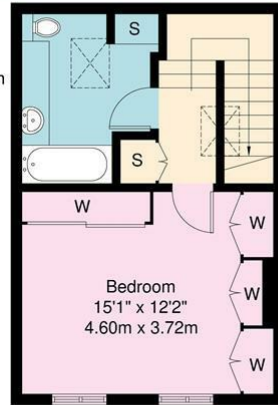




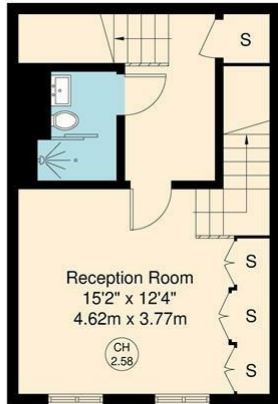




Bathroom  
10'0" x 6'7"  
3.06m x 2.00m

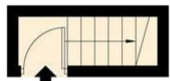


Shower Room /  
Guest Cloakroom  
6'8" x 4'9"  
2.02m x 1.44m



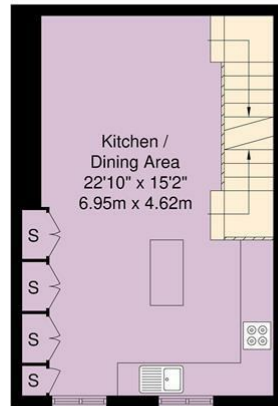
Reception Room  
15'2" x 12'4"  
4.62m x 3.77m

Ground Floor



Bedroom  
15'1" x 12'2"  
4.60m x 3.72m

Second Floor



Kitchen /  
Dining Area  
22'10" x 15'2"  
6.95m x 4.62m

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
96.9 sq m / 1043 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total areas  
7.9 sq m / 85 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Viaduct etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.5m  
0.0 sq m / 0.0 sq ft

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 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 72 (plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82 (plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	74	EU Directive 2002/91/EC	57
England & Wales		England & Wales	

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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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