

# Petersham Mews

SOUTH KENSINGTON SW7





A large London mews house of 211.72 sq m (2279 sq ft) arranged over four floors with three bedroom suites, reception room and a large basement media room/home office, together with outside space and parking, all presented in excellent decorative order throughout.

On the ground floor is the main reception room where behind the mirrored wall you will find ample storage. There is also a large kitchen/breakfast room, guest WC and laundry and here again there is plenty of storage. On the lower ground floor is a large cinema/home office and a gym, also used as well-equipped store room.

On the first floor there are two bedrooms one with an en suite shower the other with en suite bathroom and plenty of built in wardrobes to both rooms.

One of the bedrooms has a charming terrace. Lastly, on the top floor is the third bedroom with a shower room en-suite and once again, plenty of wardrobes and a particularly useful storage area set under the eaves to the front to the house.

It is important to note that should parking be a requirement, it is possible to do so in place of the potted plants as the house is set back from the yellow lines, something many other mews houses don't have.





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## LOCATION

Conveniently located in the heart of South Kensington, Petersham Mews is a prime example of a London Mews at its best. It is perfectly situated for all that Knightsbridge, South Kensington, Chelsea and Kensington has to offer as well as the open spaces of Hyde Park and Kensington Gardens. Local shopping can be found on Gloucester Road along with Gloucester Road Underground station (Circle, District and Piccadilly lines) which is approximately 0.3 miles from the property.

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## ACCOMMODATION

3 Bedrooms | 2 En Suite Shower Rooms | En Suite Bathroom | Guest WC | Reception Room | Kitchen/Breakfast Room | Home Office/Cinema Room | Gym Laundry | 2 Terraces | Eve Storage



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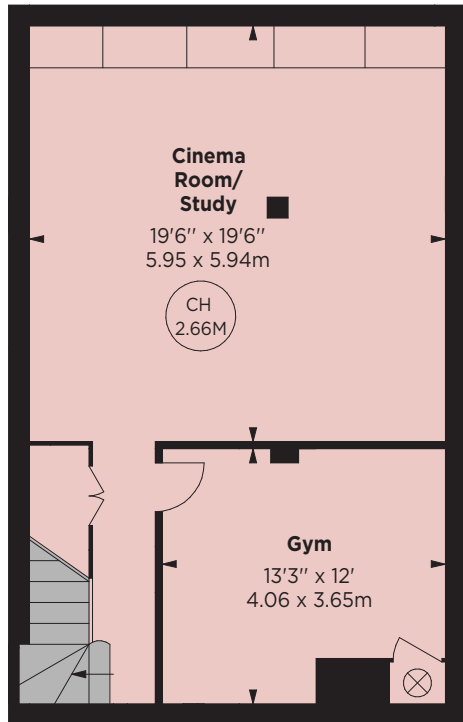
## TERMS

Guide Price: £2,975,000  
Tenure: Freehold  
Local Authority: Kensington & Chelsea  
Council Tax: Band H

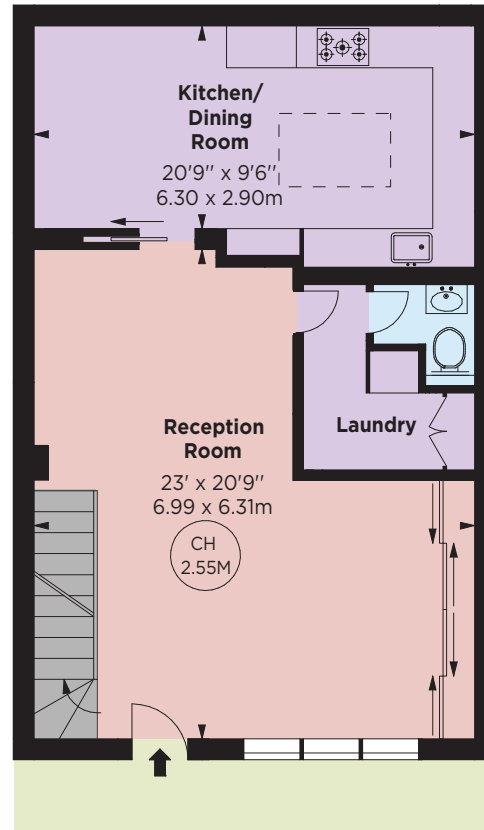
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Approximate Gross Internal Area  
2,279 sq ft 211.72 sq m

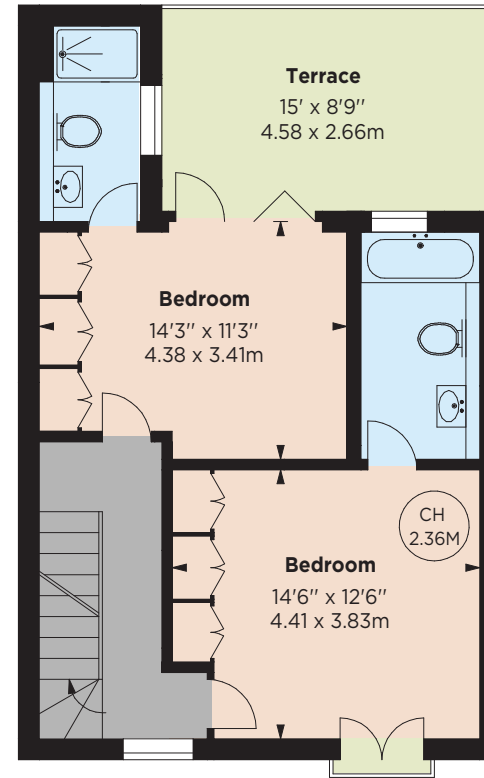
Key :  
CH - Ceiling Height  
⊗ - Under 1.5m



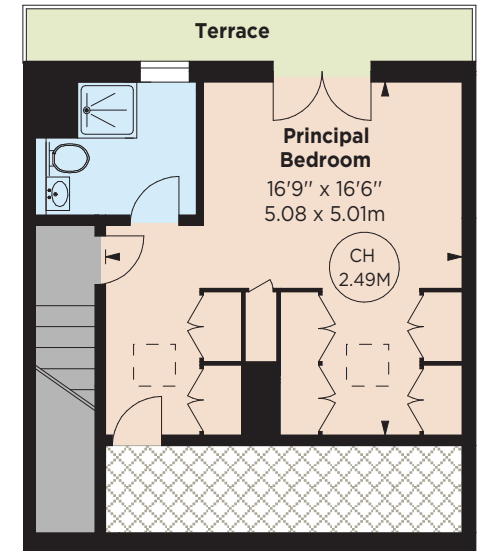
Lower Ground Floor



Ground Floor



First Floor



Second Floor



**R&P Disclaimer**

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings. Brochure prepared 21/11/24

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