



Henniker Mews, London **SW3**

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This unusually wide and bright mews house is for sale in a gated mews with private resident parking in Chelsea.

The ground floor comprises the principal bedroom with en suite bathroom, a second double bedroom and a family bathroom. The garage has been converted into a gym, but could be used flexibly to suit the future owners' needs. The white goods are plumbed into the garage and there is a separate storage cupboard on this floor.

Upstairs, the wide reception room is open-plan, hosting living, kitchen and dining zones. The ceilings have been vaulted, giving abundant height and a real feeling of space.

There are patio doors onto the private roof terrace, flooding the room with light.



**Guide price:** £2,250,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H



## Location

This home is located on Henniker Mews, which is discreetly tucked away, yet is perfectly positioned for all of the amenities the area has to offer.

The Fulham Road is conveniently located, with its array of supermarkets and cafes. The vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars.

The nearby Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside café and wide range of sporting facilities.

Gloucester Road Underground Station (District, Piccadilly and Circle lines) and South Kensington Underground Station (District, Piccadilly and Circle Lines) are both 0.7 miles away.

Fulham Road and Kings Road are served by a regular bus service down to South Kensington, Sloane Square, Victoria and beyond.

\*All distances given are approximate.








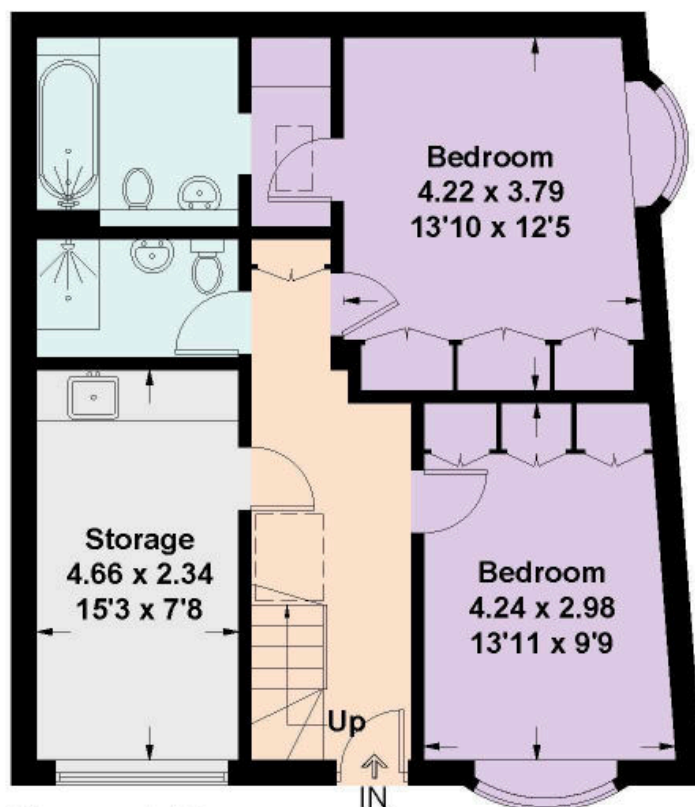
# Henniker Mews, SW3

Approximate Gross Internal Floor Area

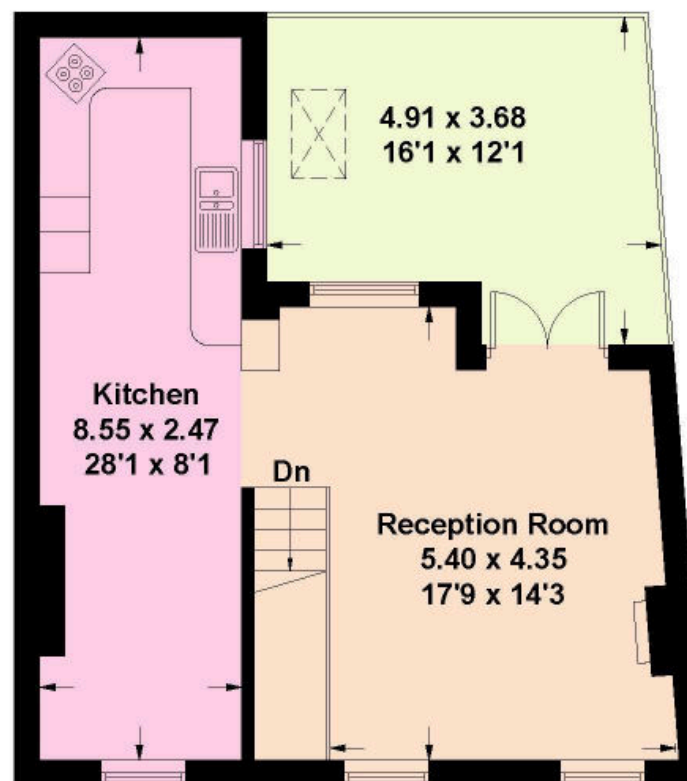
111.8 sq m / 1203 sq ft

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.

 = Reduced head height below 1.5m



Ground Floor



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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