



Princes Gate Mews, Knightsbridge, London **SW7**



# Princes Gate Mews, Knightsbridge SW7

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This freehold house is located on a charming cobbled mews in the heart of South Kensington. The current layout comprises a generous ground floor reception/dining room with separate kitchen, guest WC, utility and private secure garage. On the first floor there are three well-proportioned double bedrooms all with en suite and a further fourth double bedroom on the top floor with en suite bathroom and a charming roof terrace.

Princes Gate Mews is a quiet cobbled cul-de-sac situated off Exhibition Road. South Kensington tube station is 0.4 miles away and Knightsbridge tube station is 0.7 miles away.



**Guide price:** £3,250,000

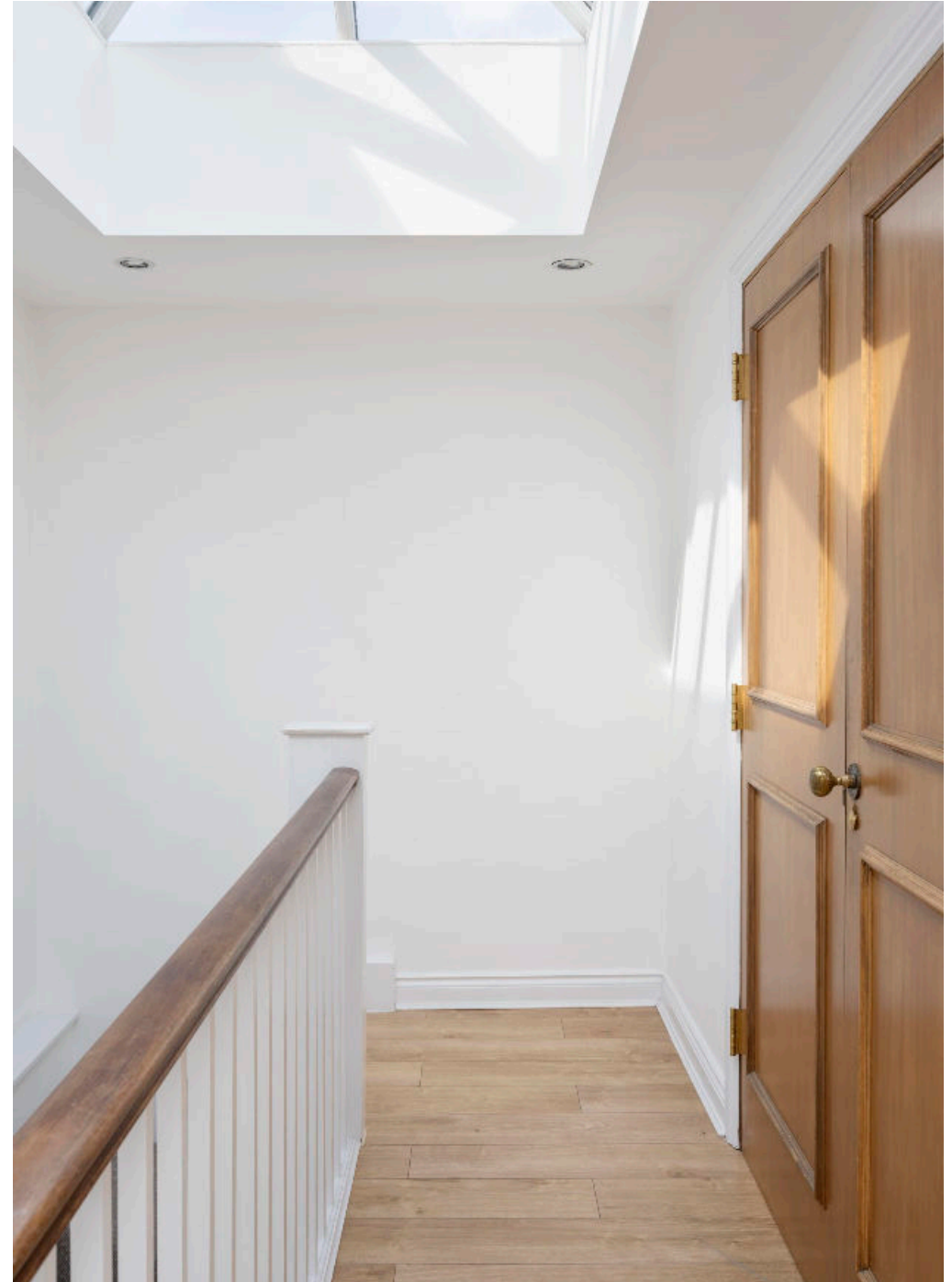
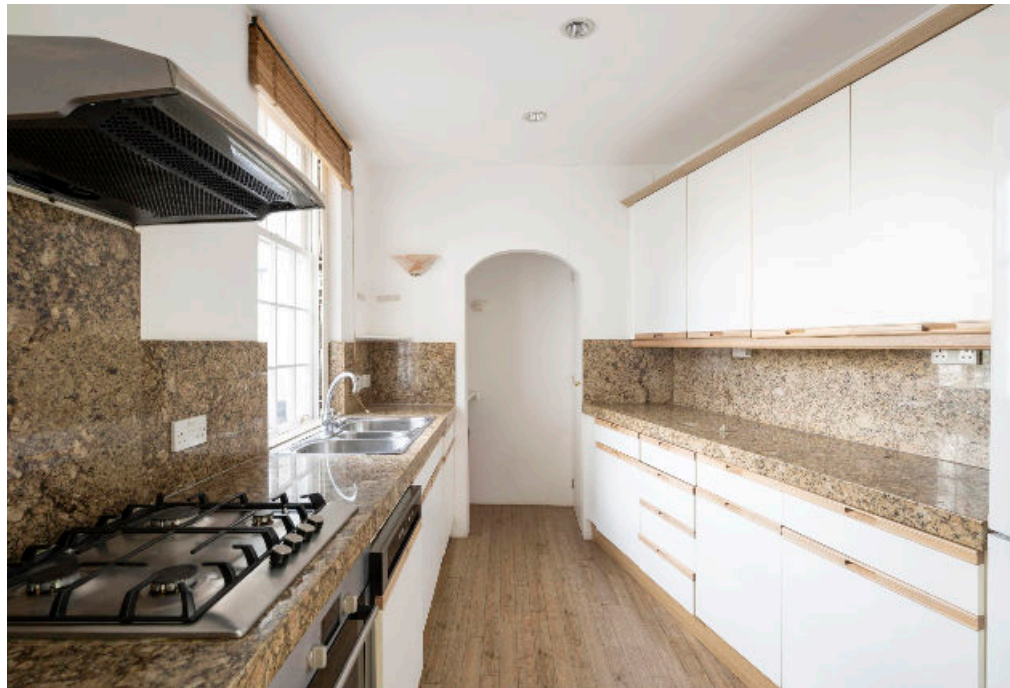
**Tenure:** Available freehold

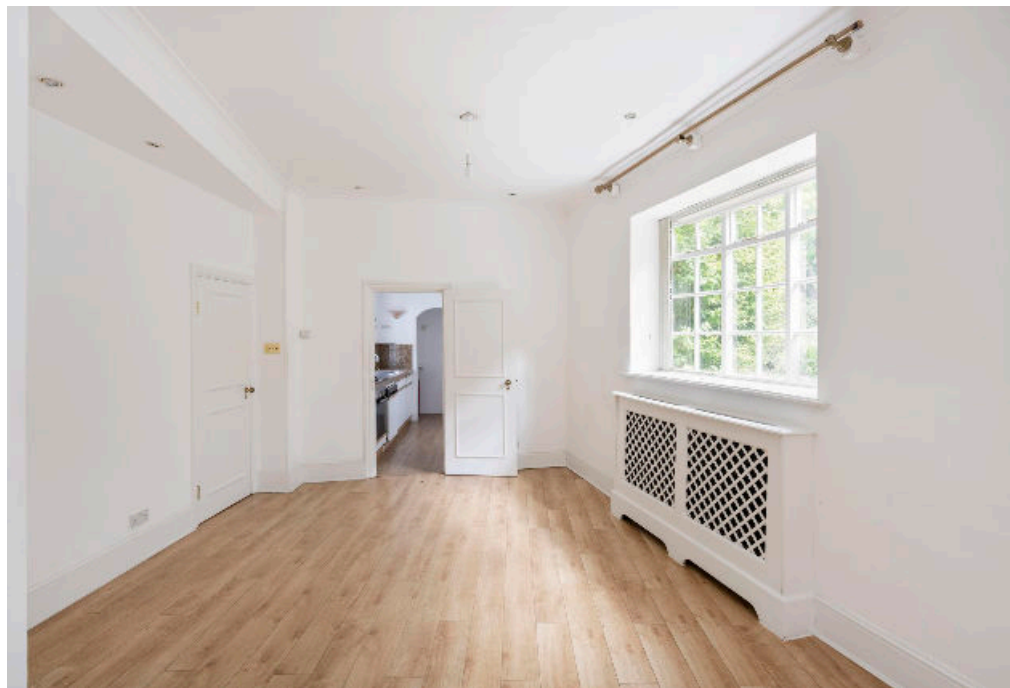
**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H







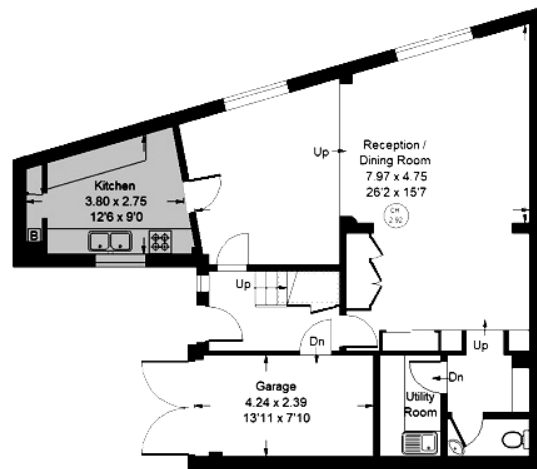




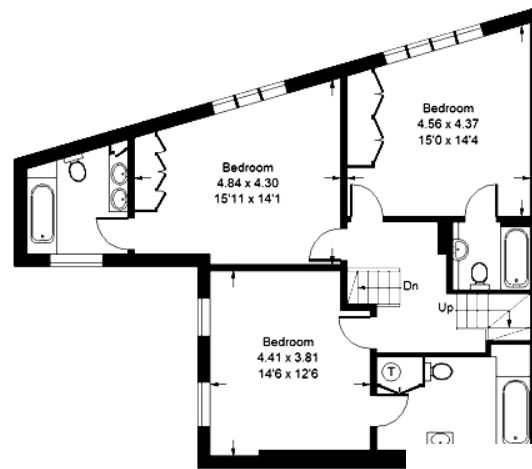
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## Approximate Gross Internal Floor Area 188 sq m / 2024 sq ft

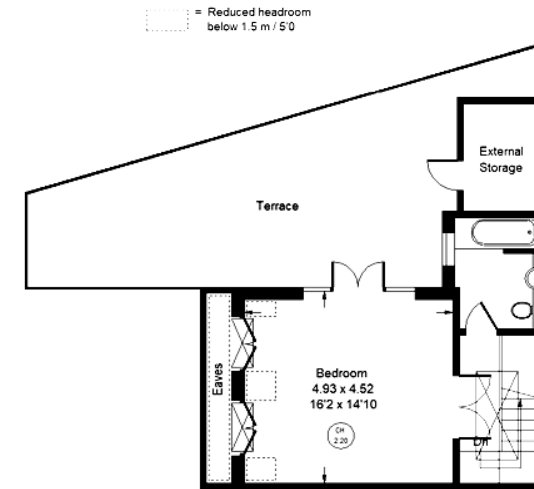
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second 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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2024. Photographs and videos dated July 2024.

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