



Old Manor Yard, London SW5

Old Manor Yard, London SW5

An exceptional five bedroom double-fronted mews house with air-conditioning and a decked roof terrace, situated in a secluded gated cobbled mews at the heart of Earls Court SW5. This is an exciting and rare opportunity to acquire a freehold mews house presenting in immaculate condition. The current owner has recently undertaken meticulous reconditioning, ensuring every detail is finished to an exacting standard.

The interior-designed house is well-arranged over three floors encompassing nearly 1,600 sq ft of luxurious living space, with entry via its own private main door entrance on the ground floor. This level contains two impressive reception rooms centred around a bespoke galley kitchen featuring Miele/Bosch/Smeg appliances, including a gas and electric oven, pantry and ample cabinetry/worktop space.



Offers in excess of: £2,295,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington & Chelsea

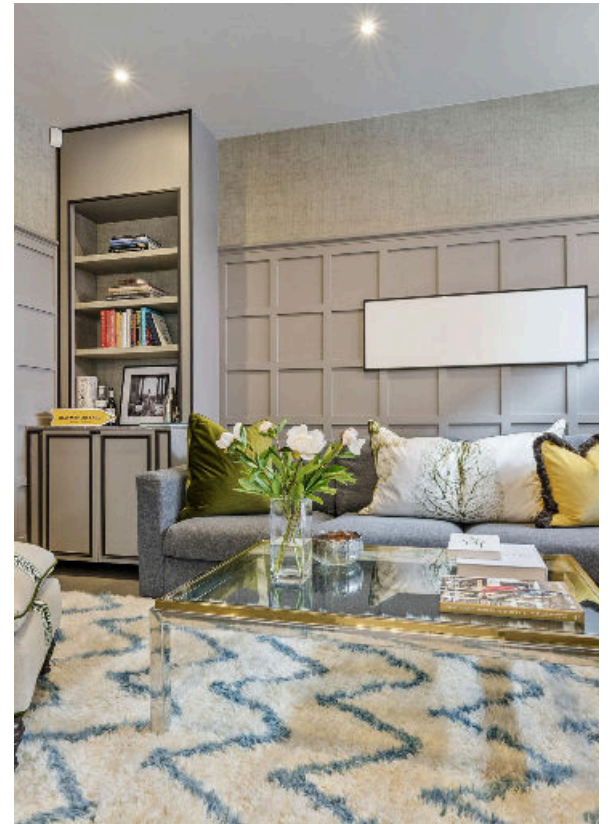
Council tax band: G

The reception room has a Crittall style window, a working fireplace and an antique marble surround with built-in television concealed behind a two-way mirror above. This floor also has a guest cloakroom and utility space.

Old Manor Yard is a gated cobbled mews positioned off Earls Court Road, situated at the heart of the vibrant hubs of Earls Court, known for its exceptional transportation links, restaurants, pubs and fantastic shopping opportunities. Old Manor Yard is situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents to apply for a convenient parking permit.

Earls Court Underground Station is located nearby, which is serviced by the District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.







The first floor contains a super king and king-size bedroom, each served by extensive wardrobe storage, with the principal bedroom benefiting from a spacious en suite, including a walk-in shower. Additionally, there is a further double bedroom on this floor, and a separate family bathroom is accessible via the hallway. A further king-size bedroom and a single bedroom configured as a study are discreetly situated upstairs. Each room granting access to an exemplary southerly aspect decked roof terrace, adorned with a convenient plant watering system, and providing picturesque views over the charming mews below.

The house's highlights include high ceilings, elegant oak flooring with underfloor heating, air conditioning, a cast iron radiator, a built-in intercom system, surround sound, AV wiring, and a robust Banham security system.



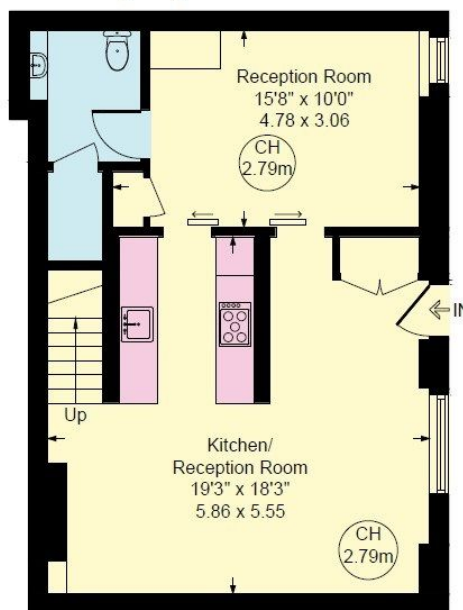


Manor Yard, SW5

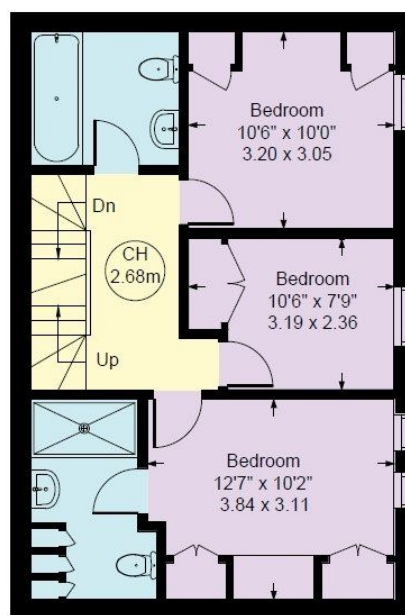
Approximate Gross Internal Area = 1425 sq ft / 132.41 sq m



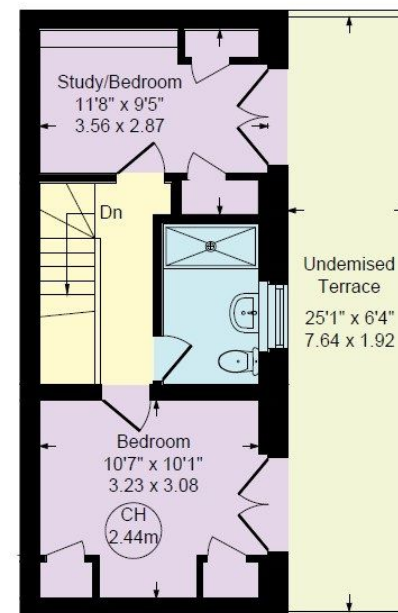
CH = Ceiling Height



Ground Floor
Approximate Floor Area
556 sq. ft
(51.69 sq. m)



First Floor
Approximate Floor Area
537 sq. ft
(49.92 sq. m)



Second Floor
Approximate Floor Area
332 sq. ft
(30.80 sq. m)

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.

Knight Frank
South Kensington Sales
160 Old Brompton Road
London
SW5 0BA
knightfrank.co.uk

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com

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 August 2023. Photographs and videos dated July 2021.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

