

# PETERSHAM MEWS, LONDON SW7

£2,975,000



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

This impressive mews house offers 211.72 sq m (2,279 sq ft) of beautifully designed living space, arranged over four floors. The property features three bedroom suites, a reception room, and a large basement media room/home office, along with the added benefits of outside space and parking. Presented in excellent decorative order throughout, this home effortlessly combines style, functionality, and convenience.

The property offers versatile and well-designed living spaces across its floors. The ground floor features a reception room with concealed storage behind a mirrored wall, a spacious kitchen and breakfast room, a guest WC, and a laundry area with ample storage. The lower ground floor includes a large cinema room/home office and a gym, which also serves as a storage space. On the first floor, there are two generously sized bedrooms, each with built-in wardrobes and en suite facilities—one with a shower room, the other with a bathroom. One bedroom also enjoys access to a private terrace. The top floor houses the third bedroom with a shower room en suite, ample wardrobes, and a storage area tucked under the eaves.

Additional features of this unique property include the option for parking, as it is set back from the yellow lines, allowing vehicles to park in place of the potted plants, a rare advantage among mews houses. Furthermore, the current owner informs us that the property includes access to Queens Gate Gardens, with the opportunity to apply for a key, subject to separate negotiation.

The property is situated in Petersham Mews, in the heart of South Kensington, one of London's most prestigious neighbourhoods, the property is just moments from world-class amenities.

With excellent proximity to iconic cultural landmarks such as the Natural History Museum and the Victoria and Albert Museum, as well as the lush green spaces of Hyde Park and Kensington Gardens, the location offers a perfect blend of culture and tranquillity. South Kensington and Gloucester Road stations are only a short walk away, ensuring convenient transport links across London. The area also boasts an impressive selection of high-end boutiques, renowned restaurants, and charming cafes, making it an ideal location for luxury living.

Tenure: Freehold



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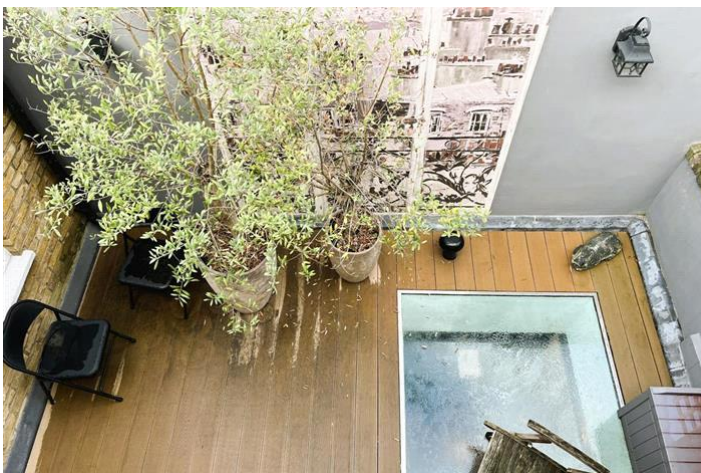
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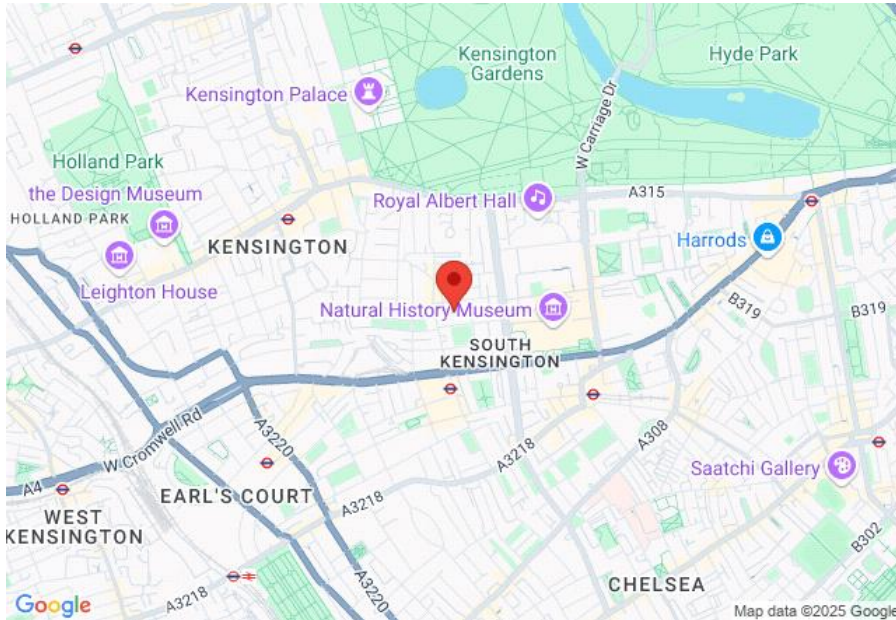
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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