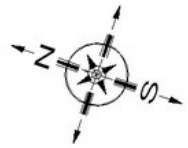


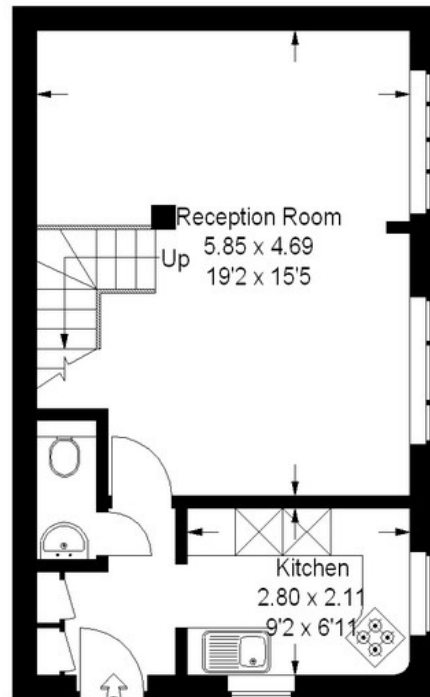
Queen's Gate Mews, South Kensington, SW7 5QN

TO RENT £5,500 PCM

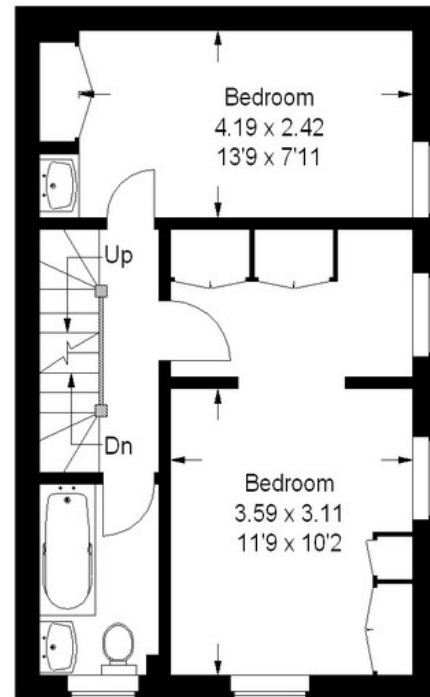


Approximate Gross Internal Area :-
108 sq m / 1162 sq ft

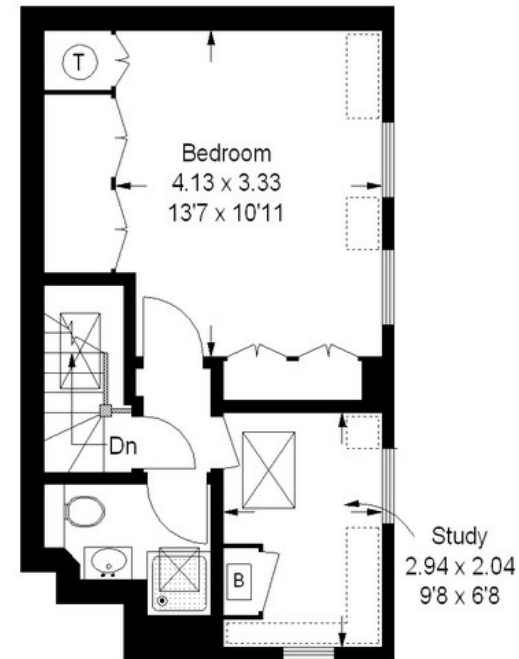
□ = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.



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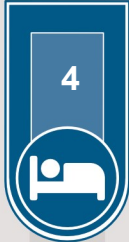
for
rent

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• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management

THE LOCATION

Queen's Gate Mews is ideally located for the amenities and transport links of Gloucester Road and South Kensington providing access to the District, Circle and Piccadilly lines as well as benefitting from easy access to the A4 for the M4 and Heathrow.



THE PROPERTY

An attractive Mews House situated on a sought-after cobbled street in the heart of Kensington, just moments from Gloucester Road and Hyde Park Gate. Spanning approximately 1,162 sq ft over three floors, the property offers well-balanced living space and a charming private roof terrace. The accommodation includes three double bedrooms, a study, a spacious reception room, a sleek modern kitchen, two bathrooms, and a separate guest WC. The ground floor features tiled flooring, while the upper levels benefit from solid wood floors throughout. The house is bright, airy, and offers excellent storage space. - Please note the photos are from a past tenancy

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		