

ATHERSTONE MEWS | SW7

Winkworth





# Atherstone Mews

London, SW7 5BX

A beautifully proportioned three-bedroom mews house offering exceptional versatile living space, situated on this charming cobbled mews. Currently configured as two separate apartments, the property boasts approximately 1,408 sq ft of internal living space plus eaves storage and garage, with the added benefit of access to exceptional communal gardens, by separate arrangement.

The ground floor apartment comprises a spacious reception room, well-appointed kitchen, bedroom and bathroom with overhead shower, and access to a delightful private patio/garden area.

The upper maisonette spans the first and second floors. The first floor features a generous bedroom with en-suite shower room and WC. while the bright kitchen/dining/reception room creates a wonderful entertaining space with excellent natural light. A private terrace extends the living space outdoors, ideal for al fresco dining. The second floor houses the principal bedroom with en-suite bathroom with bath tub and separate walk in shower, ample built-in storage, plus additional eaves storage providing excellent organisation throughout.

The property also includes a private garage for secure parking or additional storage.

This flexible configuration offers tremendous potential - whether maintained as two separate units for rental income, converted back to a single family home (STPP), or used for multi-generational living. The layout provides exceptional versatility for the discerning buyer.

A rare opportunity to acquire a characterful property with bags of charm in one of South Kensington's most desirable mews locations.

**ASKING PRICE:** £2,000,000

**TENURE:** Freehold

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Ground Floor Flat is Band F, Top Floor Flat is Band G





### LOCATION:

Atherstone Mews is perfectly positioned for culture enthusiasts, being moments from the Natural History Museum and Victoria & Albert Museum. The excellent transport links include nearby Gloucester Road tube station, making this an ideal London base.

**Mews House | Split into Two Flats | Two Reception Rooms | Three Bedrooms  
| Three Bathrooms | Patio | Roof Terrace | Eaves Storage | Garage**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC for Ground Floor Flat

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EPC for Top Floor Flat

## ATHERSTONE MEWS, SW7

APPROXIMATE GROSS INTERNAL AREA

1660 Ft<sup>2</sup> - 154.26 M<sup>2</sup>

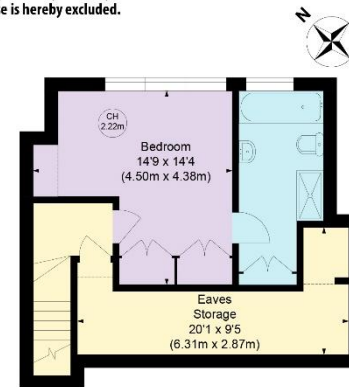
(Including Eaves Storage & Garage)

Eaves Storage : 116 Ft<sup>2</sup> - 10.75 M<sup>2</sup>

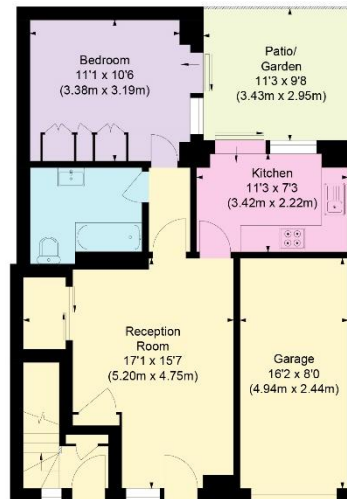
Garage : 136 Ft<sup>2</sup> - 12.68 M<sup>2</sup>

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Key :  
CH - Ceiling Height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

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