



ATHERSTONE MEWS, SOUTH KENSINGTON, LONDON, SW7
£1,750,000 FREEHOLD

Winkworth

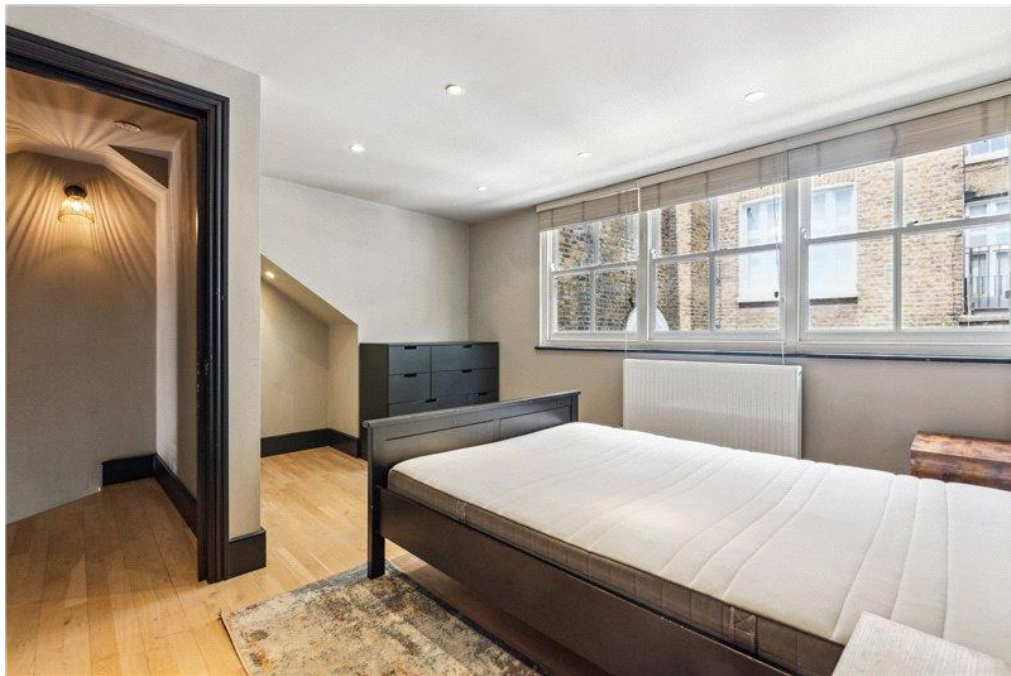


ATHERSTONE MEWS, SOUTH KENSINGTON, LONDON, SW7

A beautifully proportioned three-bedroom mews house on this charming cobbled location moments from the Natural History Museum and V&A. Currently configured as two separate apartments, the property boasts approximately 1,660 sq ft of internal living space, eaves storage and garage, with the added benefit of access to exceptional communal gardens, by separate arrangement. Excellent transport links include nearby Gloucester Road tube station, making this an ideal London base.

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.





ATHERSTONE MEWS, SW7

APPROXIMATE GROSS INTERNAL AREA

1660 Ft² - 154.26 M²

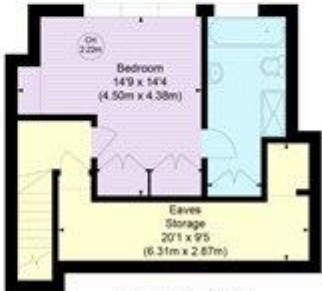
(Including Eaves Storage & Garage)

Eaves Storage : 116 Ft² - 10.75 M²

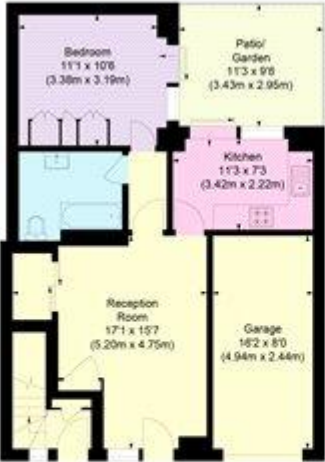
Garage : 136 Ft² - 12.68 M²

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

Winkworth

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		

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