



RUSSELL SIMPSON

Newly-renovated house with
a spectacular staircase and
integral garage in a popular
South Kensington mews

PETERSHAM PLACE
SOUTH KENSINGTON SW7

Petersham Place

South Kensington SW7

£3,950,000

BEDROOMS 2	INTERNAL 1,965 SQ FT 183 SQ M	OUTDOOR 3 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1		EPC C	COUNCIL TAX Band H
BATHROOMS 2		TENURE Freehold	



The Property



Unusually spacious and light mews house, with underfloor heating and high ceilings, decorated with contemporary interiors.

Entering the house on the ground floor, the front door opens directly onto an open-plan Bulthaup kitchen, with a natural Portland stone floor. The room benefits from having Gaggenau appliances throughout, including a central island unit with induction hob, hidden fan and oven, integrated fridge, freezer and dishwasher, as well as a spacious wine fridge, and large space for a dining area. This floor also has access to the heated garage, itself with cobbled natural stone floor and much storage space.

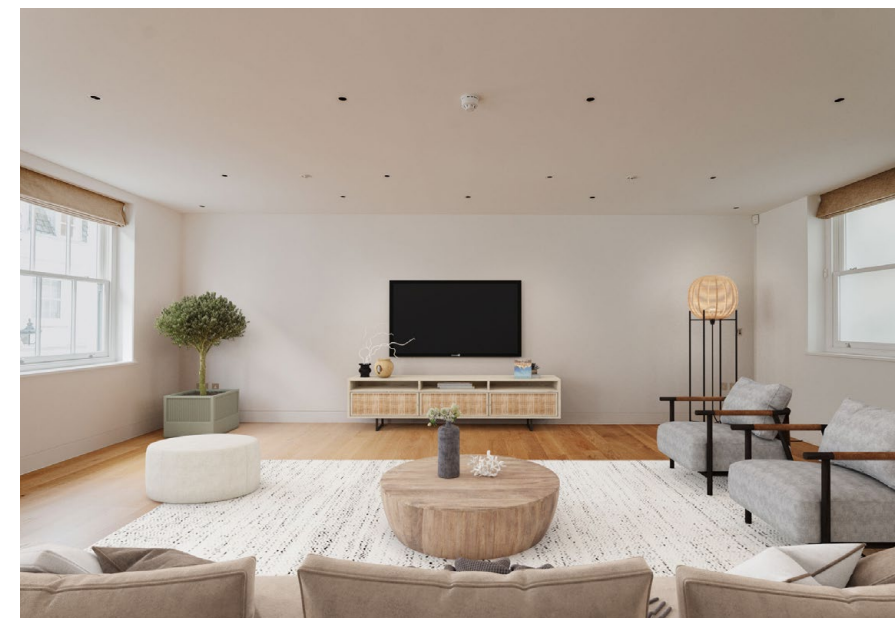




Indoor Spaces

The first floor is entirely occupied by a generous reception room with oiled oak wooden floors. With both front and rear windows, which is unusual for a Mews House, the space has double aspect views and lots of light, while double French doors open onto a Juliet balcony and bring in added brightness.

The house has been decorated in a contemporary style and is presented in very good condition, with underfloor heating throughout as well as a Lutron lighting system. All windows are double glazed with hardwood sash frames. A beautiful and stylish helical staircase with open oak treads connects the different levels.





The Bedrooms

The second floor consists of a master bedroom with dressing room and ensuite bathroom, along with a second ensuite bedroom. Furthermore, the basement floor has beautifully high ceilings at 3m, and contains a substantial laundry/gym room, full bathroom, and TV/living room.





The Neighbourhood

The property includes a garage with parking for one car.

Petersham Place is a quiet and secluded mews street in South Kensington. From here, Gloucester Road underground station is a short walk away. In addition, the open spaces of Kensington Gardens and Hyde Park are within easy reach, while the world-class cultural institutions of South Kensington are also nearby.

APPROXIMATE INTERNAL AREA

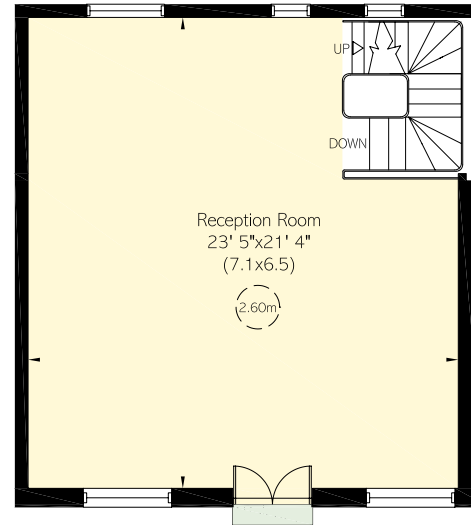
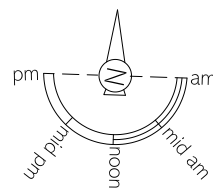
1,965 SQ FT / 183 SQ M

INCLUDING LIMITED USE AREA & GARAGE

159 SQ FT / 15 SQ M

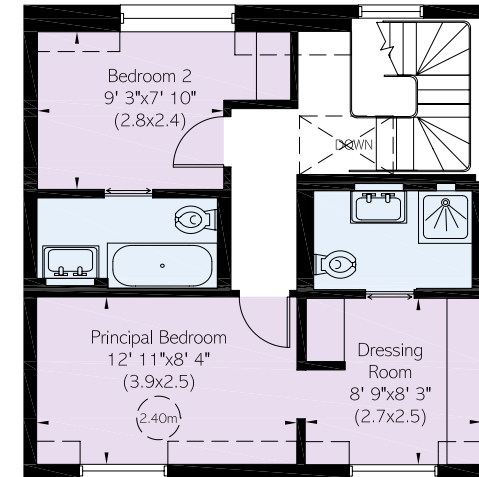
OUTSIDE AREA

3 SQ FT / 0.3 SQ M

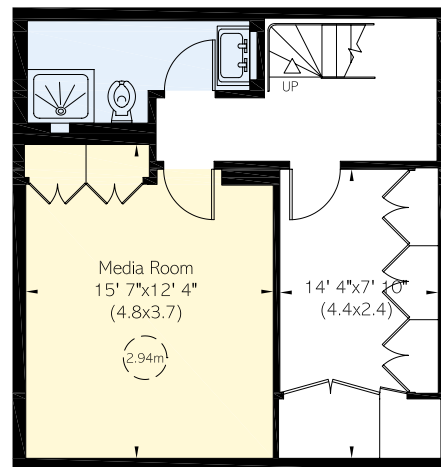


First Floor

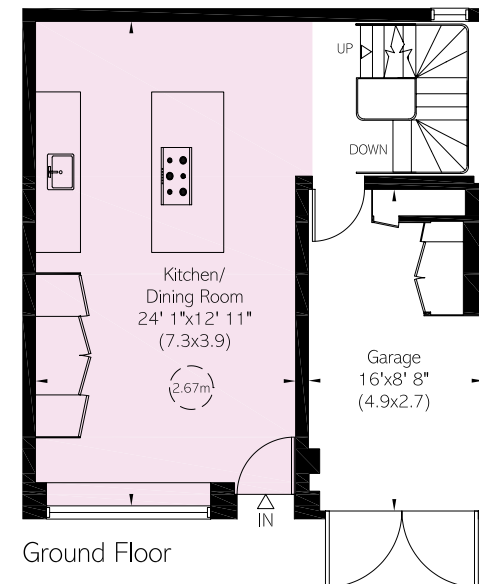
 Reduced head height below 1.5m



Second Floor



Basement



Ground Floor

RUSSELL SIMPSON

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