



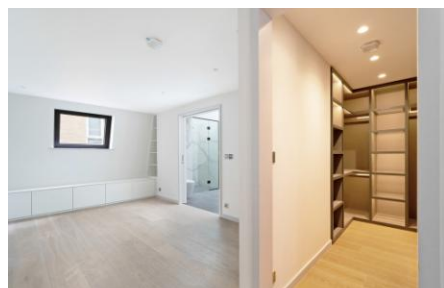
A high quality 4 bedroom mews house, with an exceptional roof terrace measuring over 1,100 Sq ft (100 Sq m.), in a desirable Mews street in the heart of South Kensington. The building has been fully refurbished and redesigned throughout, with exceptional attention to details and includes; bespoke "New House" joinery, underfloor heating throughout, smoked oak hardwood flooring, Miele appliances, American fridge freezer and Lusso stone bath fixtures.

CONTEMPORARY 4 BEDROOM MEWS HOUSE • OUTSTANDING ROOF TERRACE WITH UPLIGHTING AND PLANTERS • OPEN PLAN LIVING AREA WHICH OPENS DIRECTLY TO THE TERRACE • WELL OVER 2000 SQ FT OF INTERNAL LIVING ACCOMMODATION • UNIQUE GARAGE/PLAYROOM AVAILABLE BY SEPARATE NEGOTIATION • EPC D

#### TERMS

£2,300 per week (£9,966.67 per calendar month)\*  
Unfurnished

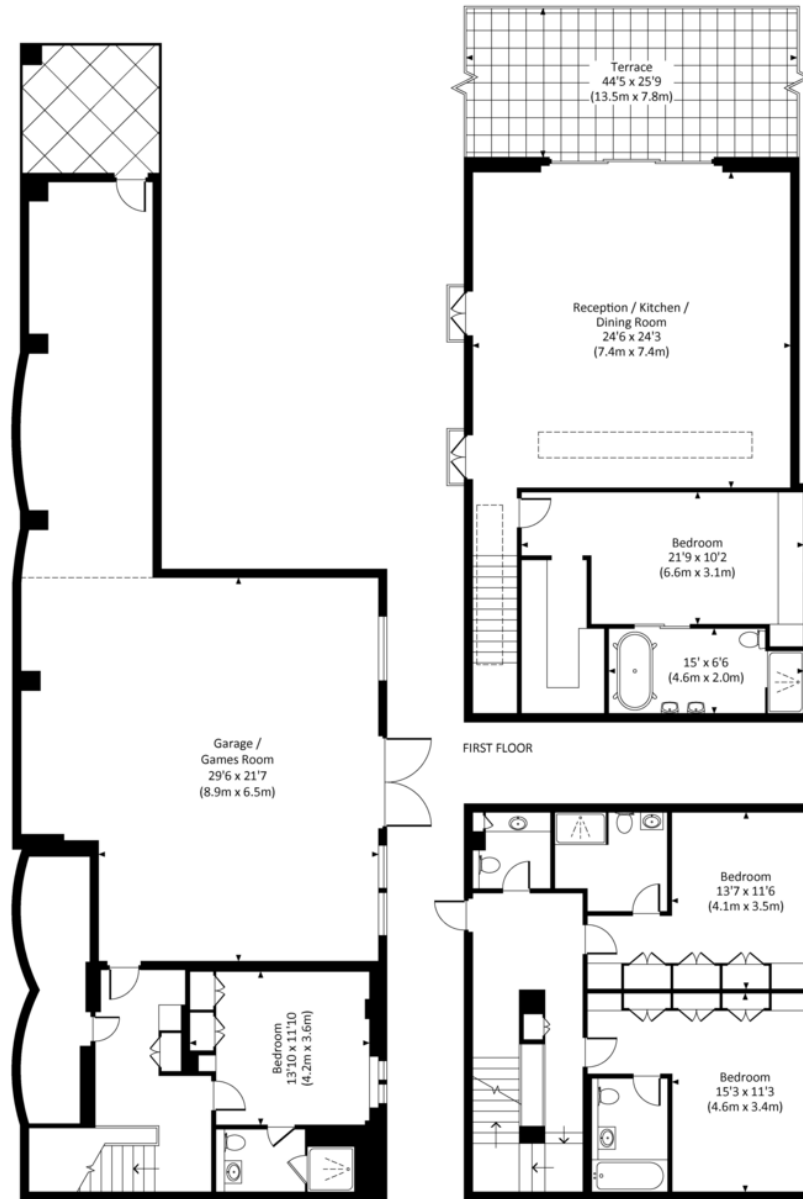
\*Please note fees may be applicable to potential tenants. Please ask us for more details.



KENDRICK MEWS SW7 3HG



**KENDRICK MEWS, SW7**  
 Residential Accom area 2287 Sq Ft. / 212.5 Sq M.  
 Garage / Games Room area 1042 Sq Ft. / 96.8 Sq M.



**Maskells** 

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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		
Not energy efficient - higher running costs			
		67	80

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

All measurements are approximate and for guidance and illustrative purposes only.