



# REECE MEWS

SOUTH KENSINGTON SW7



Having been in the same ownership for over 40 years this double fronted mews with garage was rebuilt by the current owner.

It now offers a perfect balance of entertaining spaces and bedrooms to accommodate all aspects of modern family life, as well as offering far reaching views to the front and rear from its phenomenal roof terrace.

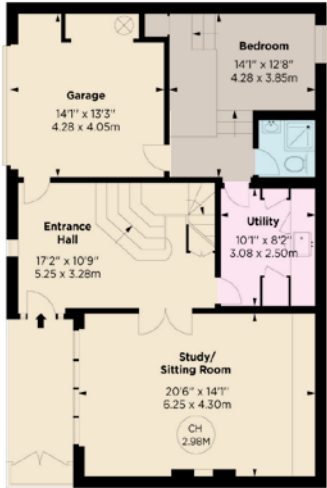
Arranged on the second floor the open plan kitchen complete with Gaggenau appliances and discreet wet bar was designed for entertaining, sitting to the left hand side and looking west from vast windows is filled with light. The diner reception room occupy the central and right hand side of this lateral space with additional balcony stretching the full width of the room looking over the pretty cobbles of the mews itself. From its central position there is a wide glass and steel staircase that leads onto a 750 square foot private roof terrace that covers the entirety of the roof.

The first floor comprises a principal suite with private bathroom and its own winter garden and Japanese hot and cold pools, two further double bedrooms with a shared 'Jack & Jill' en-suite, plus a fourth bedroom currently used as an office, plus a family bathroom.

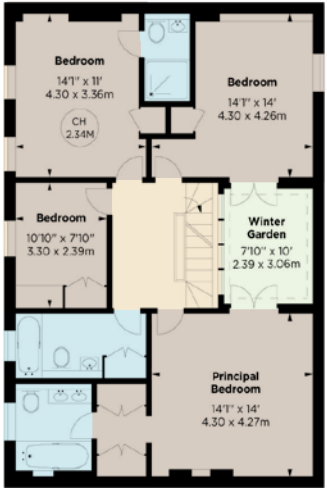
The ground floor has a large central entrance hall with a sweeping staircase to the first floor, a large drawing room to the right and a substantial garage to the left which also grants separate access to a fifth bedroom with en suite shower room. There is also a separate utility room at the rear of the ground floor.



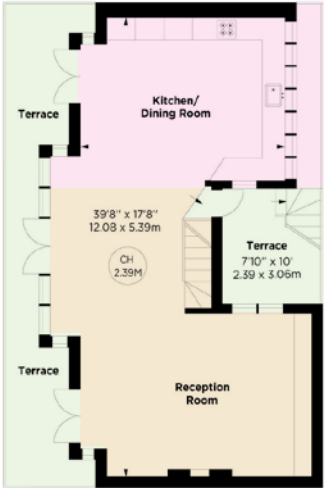
Key :  
CH - Ceiling Height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF TERRACE

FREEHOLD ■ PRINCIPAL BEDROOM SUITE ■ FOUR DOUBLE BEDROOMS  
THREE BATHROOMS ■ KITCHEN DINER RECEPTION ■ DRAWING ROOM  
ROOF TERRACE ■ BALCONY ■ WINTER GARDEN ■ UTILITY ROOM ■ GARAGE



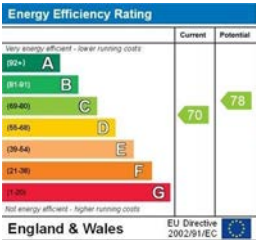
### APPROX. GROSS INTERNAL AREA

2,590 SQ FT / 240.70 SQ M  
(EXCLUDING WINTER GARDEN)

2,680 SQ FT / 249.02 SQ M  
(INCLUDING WINTER GARDEN)

PRICE £4,350,000

TENURE FREEHOLD



These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

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