



## 9 Elvaston Mews

South Kensington, London, SW7 5HY

### Unique Mews opportunity in South Kensington.

**1,047 sq ft**  
(97.27 sq m)

- Delightful cobbled street.
- Characterful frontage.
- Moments from Gloucester Road.
- Extremely well connected.
- Available immediately.

# 9 Elvaston Mews, South Kensington, London, SW7 5HY

## Summary

<b>Available Size</b>	1,047 sq ft
<b>Rent</b>	£55,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

Set on quaint cobbled street a stones throw from both South Kensington and Gloucester Road, Elvaston Mews offers an unparalleled and unique opportunity to set up in one of the most desired locations in London. Offering in excess of 1000 sq ft of ground level floorspace, the property has a characterful frontage leading into an extensive ground level that could further benefit from a light decorative refurbishment to further enhance this opportunity.

All facilities are already in place and having seen years of successful operation, the current tenant has opted to move on to allow this opportunity to pass to the next fortunate occupier. Elvaston Mews is a picture-perfect locale with a particular lack of availability with a site such as this unlikely to come to the market in the near future.

## Location

This property is extremely well connected and whilst set on a quiet frontage, Gloucester Road, Cromwell Road and Queen's Gate are all within the immediate surroundings. Surrounded by a large number of residential dwellings, home to a particularly affluent clientele, this opportunity allows a new tenant to become established amongst a diverse local community eager to support local business.

Connections to transport are widespread with Gloucester Road and South Kensington (Piccadilly and District and Circle Lines) within a ten minute walk providing seamless connections to Heathrow alongside the City, West End and further East & West London locations. There are also numerous bus routes surrounding the Mews to allow for further connectivity around the local area.

## Terms

Rent: £55,000 per annum.

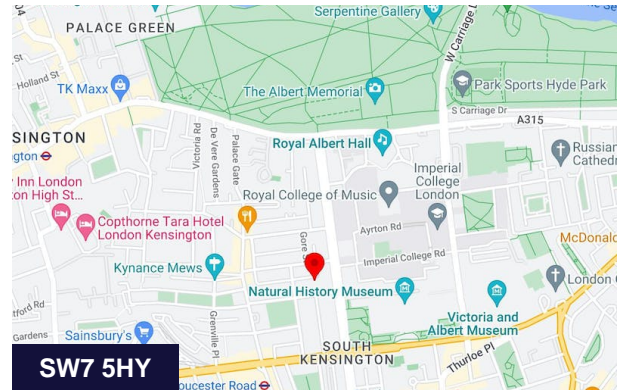
Rateable Value: £28,000.

Rates Payable: c.£14,000 per annum.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



**Chris Ryan**

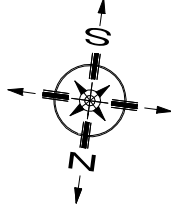
07385 413368 | 020 7355 0285

[cryan@winkworth.co.uk](mailto:cryan@winkworth.co.uk)

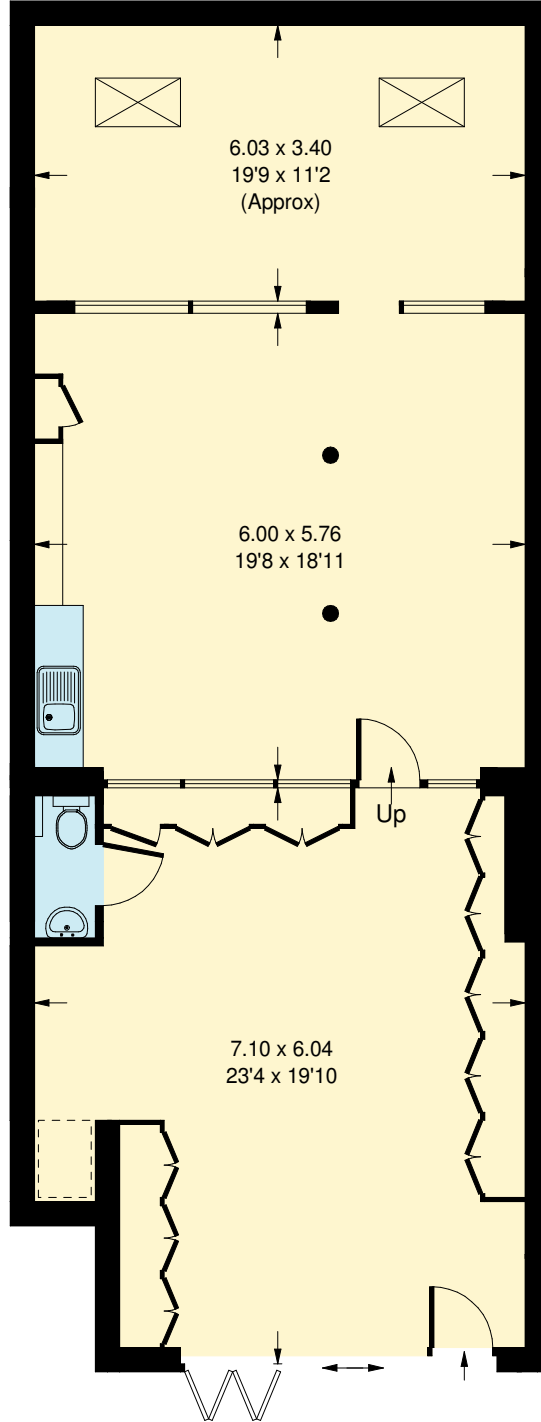
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/01/2024

# Elvaston Mews, SW7

Approx. Gross Internal Area  
97.3 sq m / 1047 sq ft



- - - = Reduced headroom  
below 1.5 m / 5'0"



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.