

## Princes Gate Mews Knightsbridge SW7 2PR



**£1,600 per week**

An outstanding Mews house of nearly 2200 sq ft with a wonderful ROOF TERRACE in an idyllic Knightsbridge Mews. The house is very light with spacious rooms and the benefit of a second top floor reception room perfectly suited for the summer as it leads directly to an extensive decked roof terrace enjoying considerable privacy. There is also a small garage.

Princes Gate Mews is one of Knightsbridge`s best mews and this house is incredibly quiet yet very convenient for all the local amenities. It is situated a short walk to Hyde Park and Kensington Gardens, the Science Museum, the Natural History Museum and the Victoria and Albert Museum and within easy walking distance of either South Kensington or Knightsbridge underground stations.

- Double reception room
- 3 double bedrooms
- 4th bathroom
- Roof terrace
- Idyllic Corner Mews location
- 2nd reception room/sun room/4th bedroom
- 3 ensuite bathrooms
- Small garage
- EER Band D

020 7581 3253

lettings@pattersonbowe.co.uk



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In accordance with the Misdescriptions Act (1991), these details have been prepared as a guide only and are not intended to constitute part of an offer or contract. Any information contained herein, whether in the text, plans or photographs is given in good faith but should not be relied upon as being a statement or representation of a fact. Any measurements or distances referred to herein are approximate only



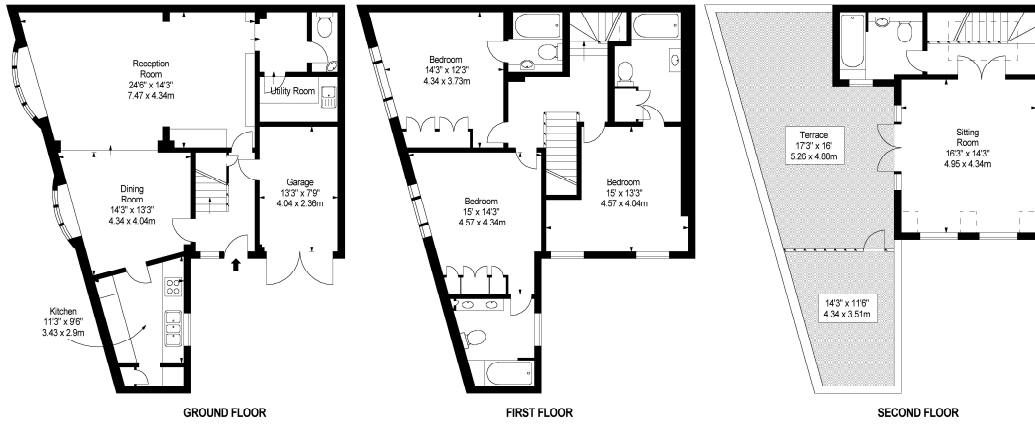
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45 PRINCES GATE MEWS, SW7

Approx. Gross Internal Area\*  
2118 Ft<sup>2</sup> - 196.76 M<sup>2</sup>  
\*As Defined by BS53 - Code of Measuring Practice



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

**BKR**

www.bkrflooring.co.uk  
T. 0645 257 3023  
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## Tenancy Fees and charges:

- Tenancy Agreement charge: £210 inc VAT
- Reference charge: £36 inc VAT per person
- Guarantor charge: £36 inc VAT per guarantor
- Tenancy renewal fee: £108 inc VAT
- Inventory check in charge: Landlord pays.
- Inventory check out charge: From £100 (inclusive of VAT) but dependent on size, furnished or unfurnished, and condition.
- Deposit: Normally equivalent to 6 weeks rent.
- Pets: Typically would be subject to an additional 2 weeks rent for the deposit.
- Credit card charges: 3% for credit cards, no charge for debit cards.

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