



Clabon Mews, London SW1

£5,850,000 Subject To Contract Freehold





We love this Clabon House.

The first floor is unusually lateral and the grown-up garage is capable of taking a modern Rolls Royce, plus opening the door!

The house is in charming condition with lovely South facing Drawing and Dining rooms.

One could move in tomorrow, alternatively, there is a huge opportunity (subject to the usual consents) to create a new lower ground floor under the house- but not under the garage. We speculate that it may add an additional circa 650-700ft2

The property qualifies for access to Cadogan Square Gardens.

6 Bedrooms : En Suite Bathroom : En Suite Shower Room : 2 Bathrooms : Guest Cloakroom : 3 Reception Rooms : Kitchen : Guest WC : Balcony : Garage : EPC Rating E

Terms and Conditions

Tenure: Freehold

Price: £5,850,000 Subject To Contract

Clabon Mews, London SW1

£5,850,000 Freehold

stanleychelsea.co.uk

8 Milner Street
Chelsea SW3 2PU

020 7352 9556

sales@stanleychelsea.co.uk
lettings@stanleychelsea.co.uk



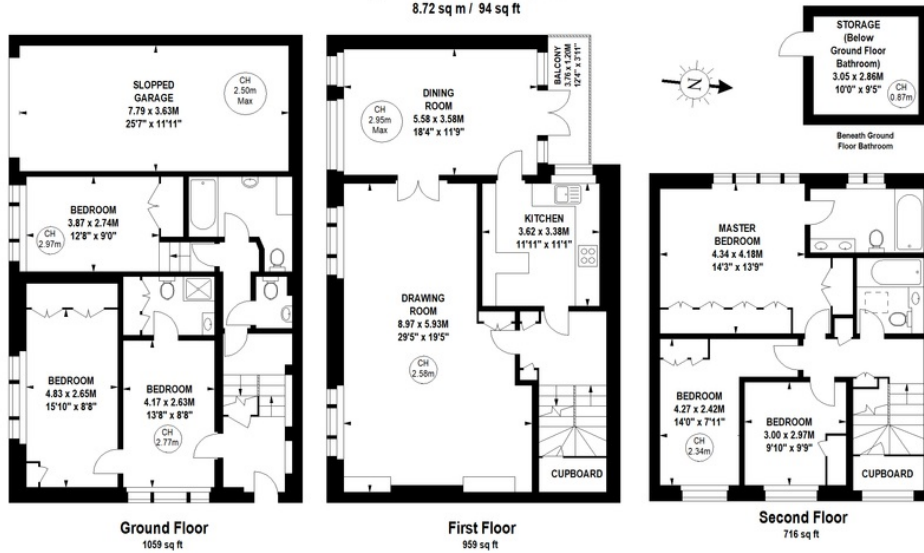
Clabon Mews, SW1X

Approximate gross internal area
(Excluding Storage)

263.99 sq m / 2734 sq ft

Approximate gross internal Storage area
8.72 sq m / 94 sq ft

Key :
CH - Ceiling Height



Ground Floor
1059 sq ft

First Floor
959 sq ft

Second Floor
716 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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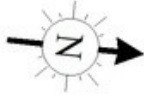
Clabon Mews, SW1X

Approximate gross internal area
(Excluding Storage)

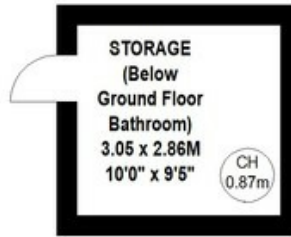
253.99 sq m / 2734 sq ft

Approximate gross internal Storage area

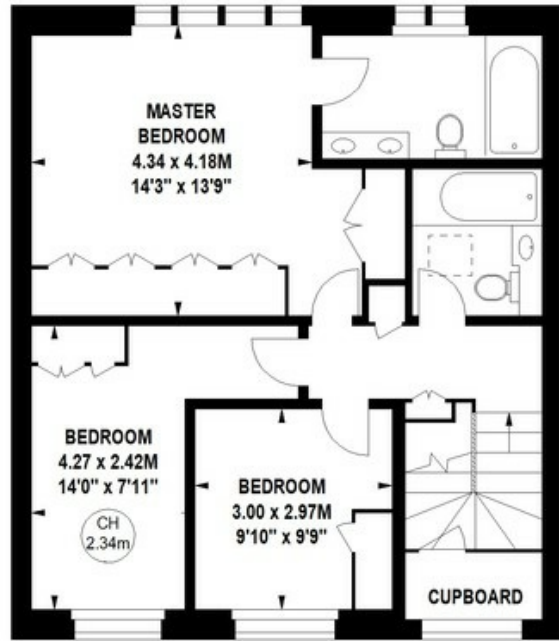
8.72 sq m / 94 sq ft



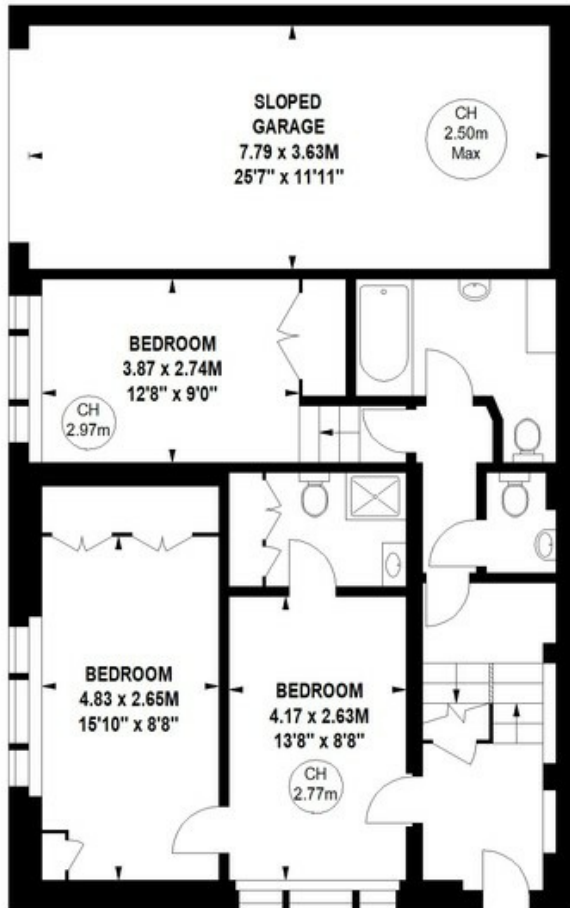
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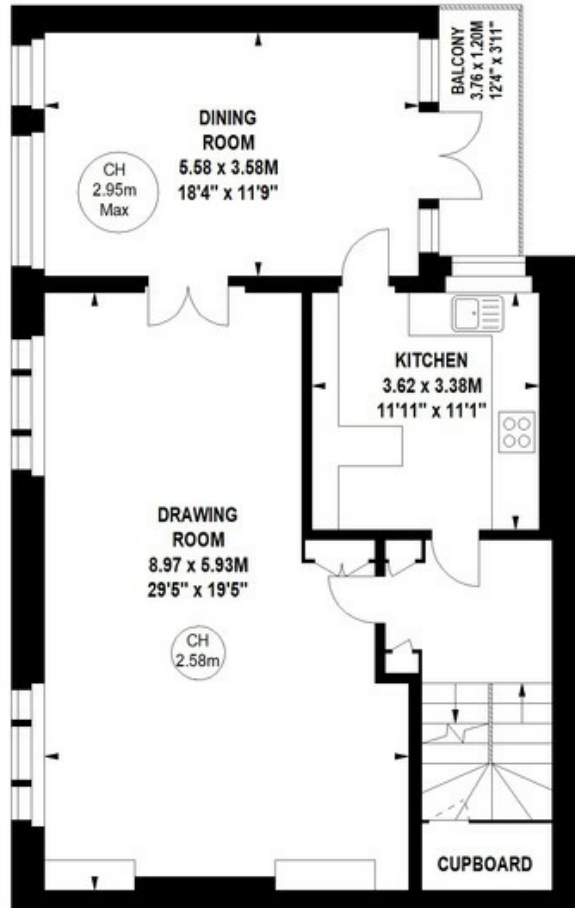
Beneath Ground
Floor Bathroom



Second Floor
716 sq ft



Ground Floor
1059 sq ft



First Floor
959 sq ft

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	