



## Clabon Mews, London SW1

£6,000,000 Subject To Contract Freehold





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Cracking Corner on Clabon.

In our view this is the best site on Clabon Mews.

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

It offers huge opportunity and the possibility (subject to the usual consents) of creating a new lower ground floor under the house- but not under the garage.

There is a grown-up garage; capable of taking a modern Rolls Royce and opening the door!

The property qualifies for access to Cadogan Square Gardens.

Sensibly priced -- see for yourself!

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:** £6,000,000 Subject To Contract

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**Clabon Mews, London SW1**

£6,000,000 Freehold

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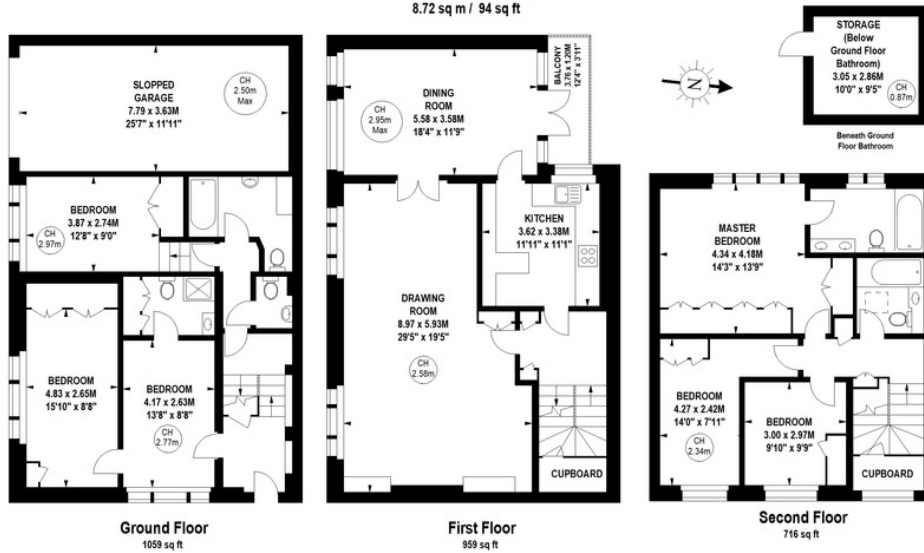
### Clabon Mews, SW1X

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



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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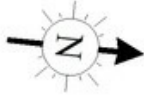
# Clabon Mews, SW1X

Approximate gross internal area  
(Excluding Storage)

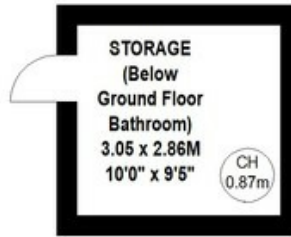
253.99 sq m / 2734 sq ft

Approximate gross internal Storage area

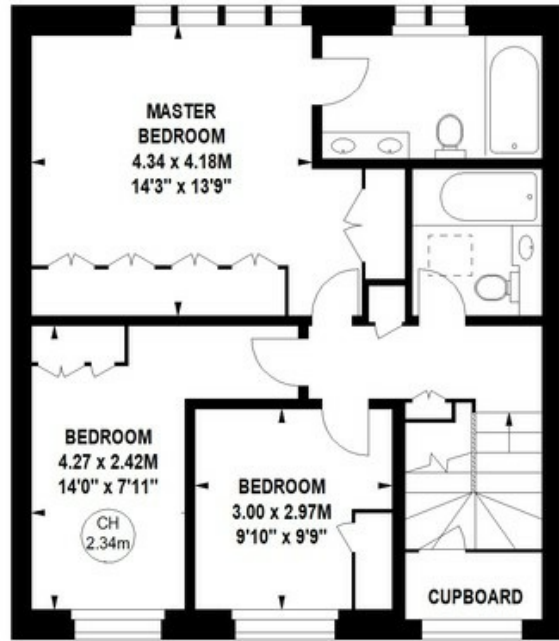
8.72 sq m / 94 sq ft



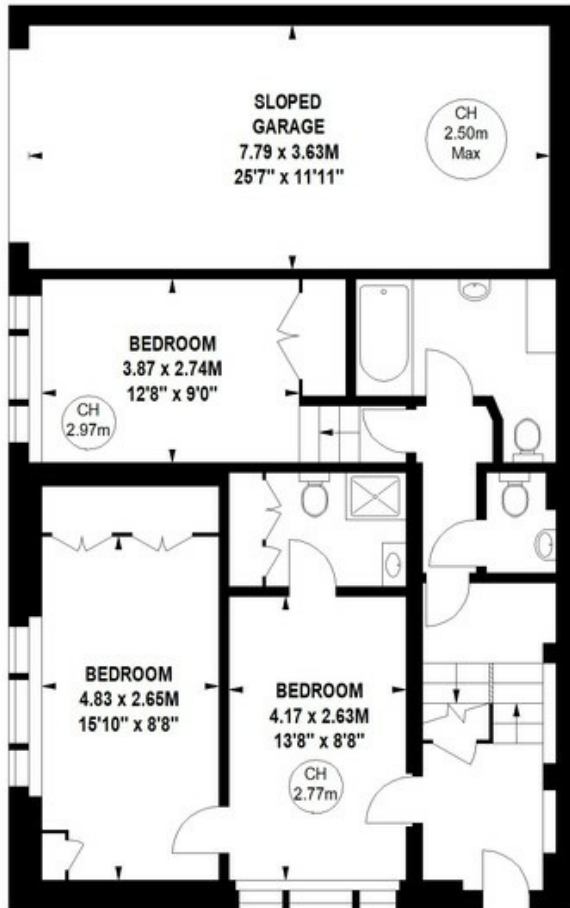
Key :  
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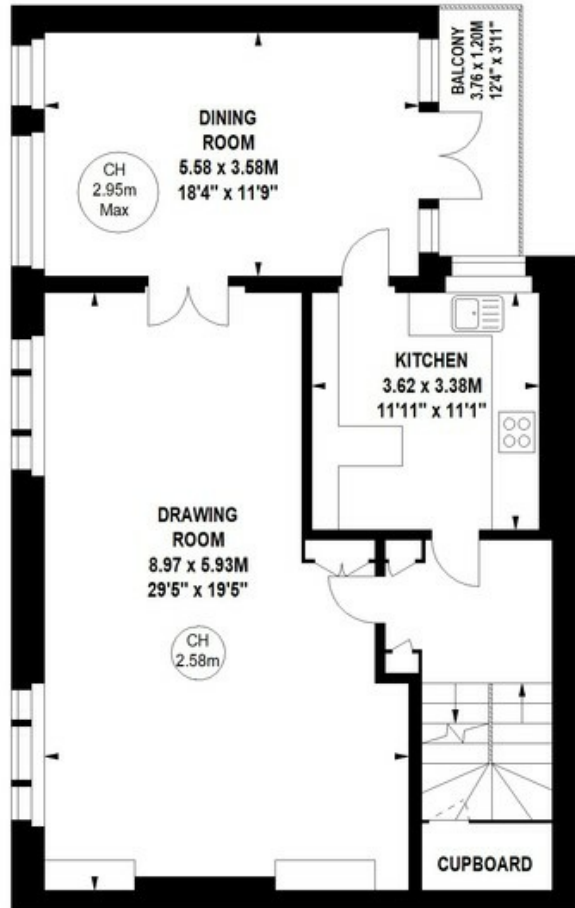
Beneath Ground  
Floor Bathroom



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