



**RUSSELL  
SIMPSON**

Kynance Mews

KYNANCE MEWS  
GLOUCESTER ROAD SW7

Kynance Mews

Sold

BEDROOMS 1	INTERNAL  929 SQ FT  86 SQM	OUTDOOR  —	COUNCIL TAX  G
BATHROOMS 1		EPC D	TENURE Freehold



## The Property

This house was originally acquired by a local home owner to be used as secondary accommodation making use of the large garage, extra storage and guest accommodation above.





## The Neighbourhood

We believe this home may be used in a similar manner by a home owner from Launceston Place, Victoria Road, Kensington Gate etc or there is a possibility that a homeowner may wish to convert this one bedroom house into a two bedroom, two bathroom house, subject to planning permission.



Russell Simpson



Kynance Mews

# Kynance Mews, SW7

APPROX. GROSS INTERNAL AREA \*  
929 Sq Ft - 86.30 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



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ALEX WINSHIP  
Photography

\* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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