



## Spear Mews, SW5

**£1,500 pw**

A stunning, spacious five double bedroom family home ideally located in a quiet, cobbled mews in the heart of Earl's Court.

Five Double Bedrooms | Three Bathrooms | Bright Reception Room | Private Balconies |

**020 7096 9476**

[contact@landstones.co.uk](mailto:contact@landstones.co.uk)

A stunning, spacious five double bedroom family home ideally located in a quiet, cobbled mews in the heart of Earl's Court.

Perfectly positioned close to the many high-street shops, restaurants, cafes, and lively bars of Gloucester Road, Earl's Court and South Kensington.

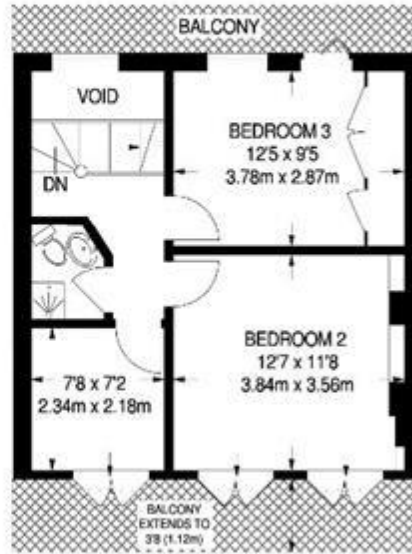
Deposit: £7,500



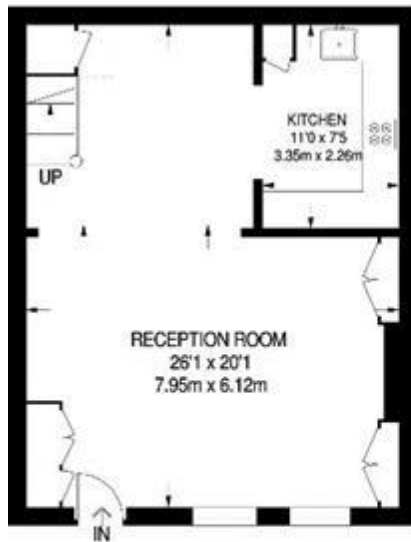




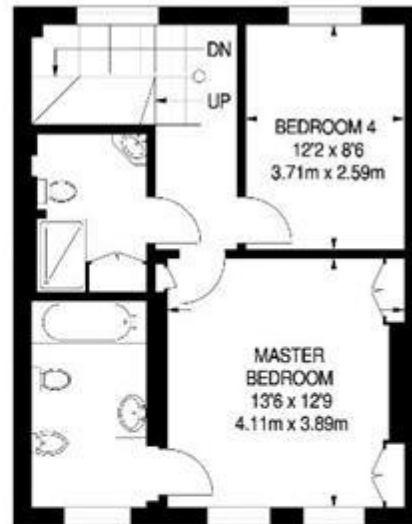
- REDUCED HEADROOM  
BELOW 1.5 M / 5'0"



SECOND FLOOR  
(EXCLUDING VOID)  
420 SQ FT / 39.0 SQ M



GROUND FLOOR  
529 SQ FT / 49.1 SQ M



FIRST FLOOR  
526 SQ FT / 48.9 SQ M

APPROXIMATE GROSS INTERNAL AREA  
1475 SQ FT / 137.0 SQ M



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	62	77		57	73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.