



Conduit Mews, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955

lettings@lurotbrand.co.uk



Ground Floor

Ground Floor



Conduit Mews, W2

Furnished

£895 PW

A charming three bedroom mews house located a stones throw from Paddington.

Superb contemporary style mews house, presented in immaculate condition in one of the most convenient locations in London! This really is the perfect inner-city base for the travelling professional!

Long Let

Council Band G

LOCATION

Just moments from Paddington's Heathrow Express Link and within easy walking distance of Lancaster Gate underground station.



Ground Floor

Second Floor





Second Floor

First Floor



FEATURES

Reception room	2 bathrooms
Open-plan kitchen	Separate cloakroom
2 double bedrooms	Garage
3rd bedroom/study	

OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	G
Deposit Amount	£4,250.00

NEAREST TUBE STATIONS

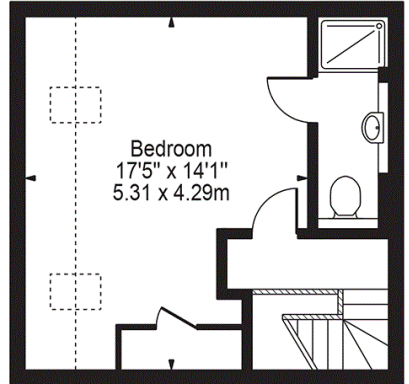
Paddington and Lancaster Gate (Circle, District & Central lines)

Conduit Mews

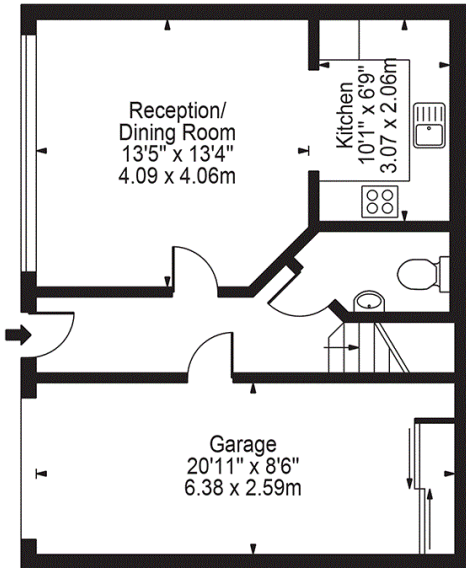
Approx. Total Internal Area 1224 Sq Ft - 113.71 Sq M
(Including Garage & Restricted Height Area)

Approx. Gross Internal Area 993 Sq Ft - 92.25 Sq M
(Excluding Garage & Restricted Height Area)

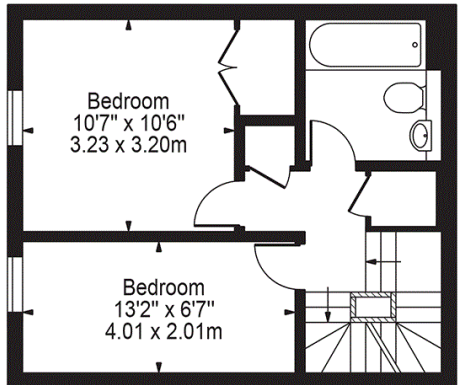
Approx. Gross Internal Area Of Garage 178 Sq Ft - 16.52 Sq M



Second Floor



Ground Floor



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Notting Hill
8 Ladbroke Grove, Notting Hill,
London W11 3BG

Hyde Park
37-41 Sussex Place, Hyde Park,
London W2 2TH

South Kensington
4-5 Kynance Place, South Kensington,
London SW7 4QS

WWW.LUROTBRAND.CO.UK



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. www.lurotbrand.co.uk

We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.