



# Conduit Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955  
[lettings@lurotbrand.co.uk](mailto:lettings@lurotbrand.co.uk)



First Floor

Ground Floor



# Conduit Mews, W2

Unfurnished

£1,384.62 PW

---

*A superb family house in a fantastic central location.*

This modern build mews house offers everything that the modern family would require! Neutrally decorated and with many of the practical aspects of a townhouse, including a patio garden and a sizeable garage.

## LOCATION

Ideally located within close proximity to Paddington's Heathrow Express Link and Lancaster Gate underground station.



Ground Floor

Second Floor





First Floor

Ground Floor



## FEATURES

Reception Room

---

Cloakroom/Utility Room

---

Large Eat-In kitchen

---

Garage

---

Three Bedrooms

---

Patio Garden

---

Three Bathrooms

---

## OTHER USEFUL INFORMATION

EPC

---

C

Council Tax Band

---

G

Deposit Amount

---

£8,307.72

---

## NEAREST TUBE STATIONS

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

---

---

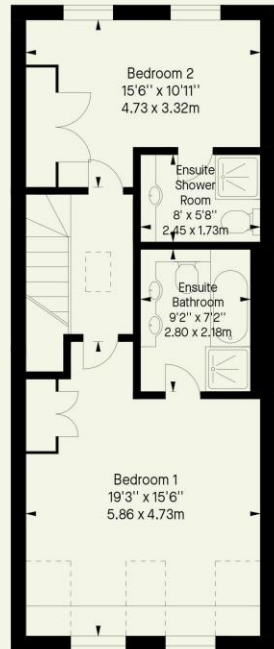
**Conduit Mews, W2**  
 Approx. Gross Internal Area \*  
 1941 Ft<sup>2</sup> - 180.32 M<sup>2</sup>  
 (Including Garage)



Ground Floor



First Floor



Second Floor

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](http://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.