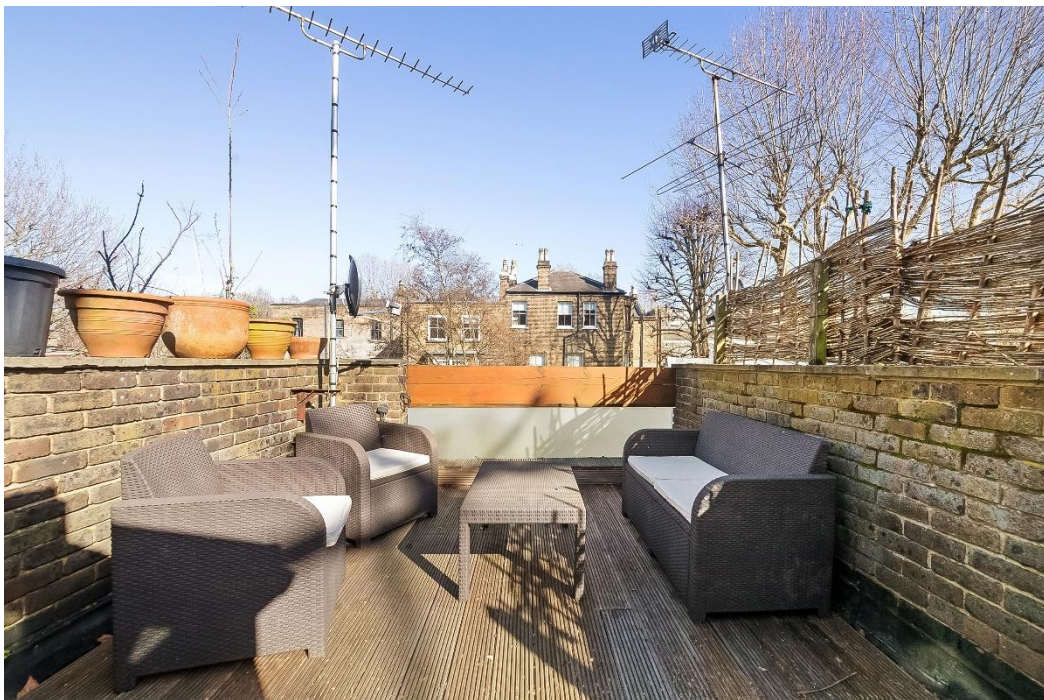




# Queensborough Mews, W2

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First Floor

First Floor



# Queensborough Mews, W2

Freehold

£1,350,000 STC

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A charming three-bedroom mews house with a fabulous roof terrace, in a desirable location in Bayswater.

Tucked away in a private cul-de sac in the heart of W2 and arranged over four floors, this three-bedroom home offers a flexible layout and benefits from a large roof terrace and a balcony. The ground floor has a generously sized bedroom with an ensuite. Upstairs, the first floor is dedicated to an impressive reception room with a separate modern kitchen, plus a balcony overlooking the mews. There are two further bedrooms on the second floor which share a well-appointed bathroom. On the third floor, the conservatory makes an ideal study space, and leads seamlessly to the roof terrace, which is perfect for outdoor dining and entertaining.

## LOCATION

Located within a charming and sought-after mews in the Bayswater Conservation area, the property offers the rare combination of tranquillity and convenience, with the green spaces of Hyde Park, the boutiques of Westbourne Grove, and excellent transport links via Bayswater, Paddington and Queensway tube stations, all a short walk away.





Balcony

Ground Floor





Second Floor



Ground Floor

FEATURES

|                |                 |
|----------------|-----------------|
| Three Bedrooms | Family Bathroom |
| Reception Room | Balcony         |
| Kitchen        | Roof Terrace    |
| En-Suite       |                 |

OTHER USEFUL INFORMATION

|                  |   |
|------------------|---|
| EPC              | D |
| Council Tax Band | E |

NEAREST TUBE STATIONS

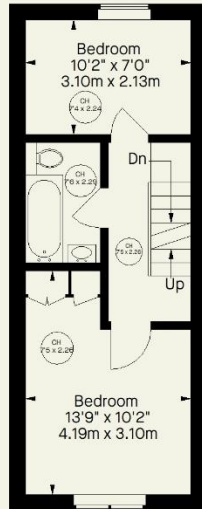
|                                     |
|-------------------------------------|
| Queensway, Bayswater and Paddington |
|-------------------------------------|

# Queensborough Mews, W2

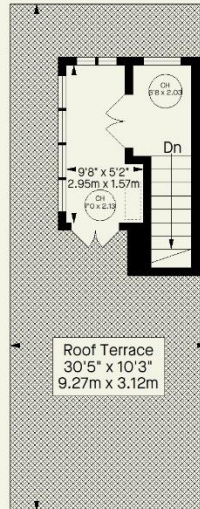
Approximate Gross Internal Area

896 FT<sup>2</sup> - 83.3 M<sup>2</sup>

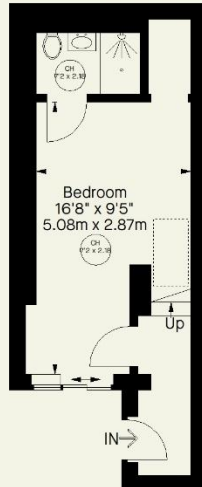
 = Reduced headroom below 1.5 m / 5'0"



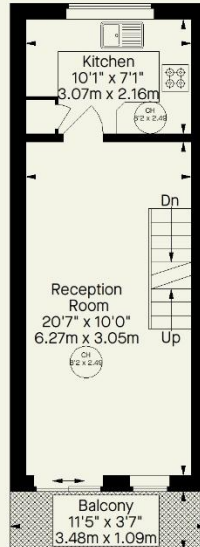
**Second Floor**



**Third Floor**



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text in the particulars.



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