



# Pindock Mews, W9

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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



Reception Room

Kitchen



# Pindock Mews, W9

Freehold

£2,100,000 STC

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## A wonderfully flexible two-bedroom freehold mews with development potential

Currently with open-plan ground and first floors offering outstanding flexible living/working space plus integral garage, recently refurbished to a high level throughout. Perfectly positioned on a discrete and quiet cobbled mews, considered to be one of the premier locations found anywhere in Maida Vale.

### LOCATION

Pindock Mews connects Warwick Avenue and Castellain Road in the heart of the Maida Vale Conservation Area and only few minutes' walk from Little Venice and Regent's Canal to the South. With a wide array of shops, cafes and restaurants that run along Formosa Street, and Warwick Avenue station (Bakerloo line) is also close at hand providing direct access to Baker Street and Paddington Station with Crossrail, enabling even greater access to the City and Canary Wharf.





Principal Bedroom

Bedroom Two





Family Bathroom

Pindock Mews



FEATURES

Two Bedrooms	Reception/Dining/Kitchen
Family Bathroom	Two WCs
Open-Plan	Garage

OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	E


NEAREST TUBE STATIONS

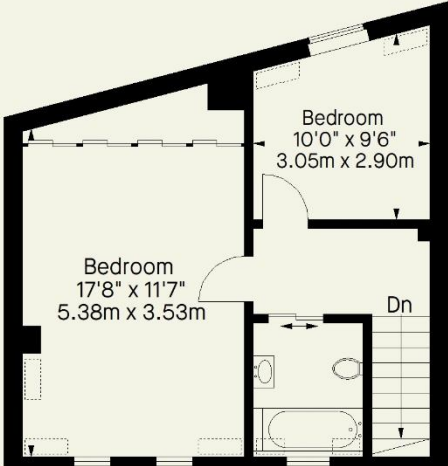
Warwick Avenue (Bakerloo line)
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# Pindock Mews, W9

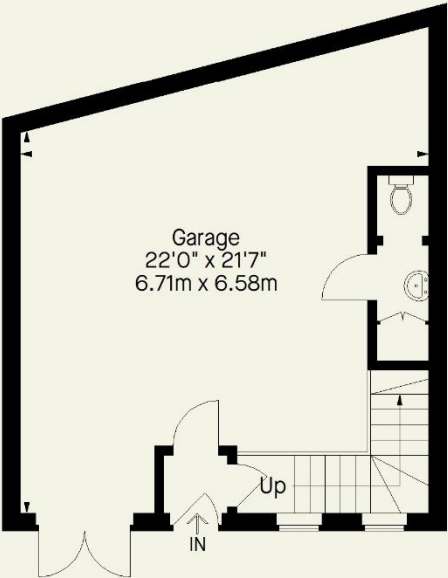
Approximate Gross Internal Area  
1482 FT<sup>2</sup>- 137.7 M<sup>2</sup>



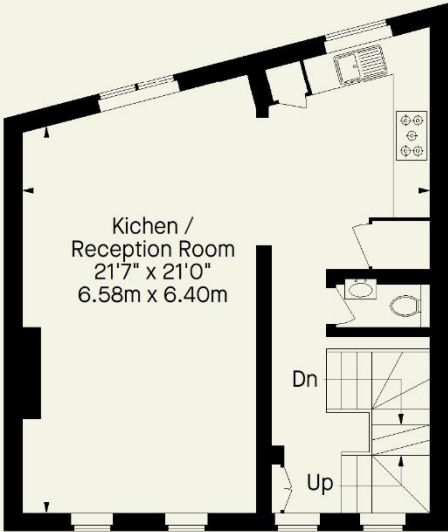
 = Reduced headroom  
below 1.5 m / 5'0"



**Second Floor**



**Ground Floor**



**First Floor**

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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](http://WWW.LUROTBRAND.CO.UK)



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