



Bathurst Mews, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



Ground Floor

First Floor



Bathurst Mews, W2

Freehold

£2,000,000 STC

Unconverted mews house with 4/5 car garage for sale.

The current configuration consists of a large 4/5 car garage spanning the whole ground floor. The reception room, separate kitchen, bedroom and bathroom are on the first floor. This is a wonderful and rare opportunity to create a fabulous mews home in one of London's best mews streets, or it could appeal to a car collector seeking a space to house their collection with accommodation above.

The property has planning permission for conversion of the garage to living space along with the addition of a basement (Westminster planning reference 20/07606/FULL) this has now been recognised as implemented so the works can be done at any time and is not subject to the usual 3 year limit (Westminster planning reference 21/01310/CLEUD).

N.B. This house was owned by the late Chairman of Lurot Brand is being sold by his estate.

LOCATION

Bathurst Mews is the quintessential London mews. It has everything one could wish for: beauty, charm, character and location. Not only is it cobbled, leafy and well cared for, it is also extremely social and remains the last mews in central London to stable horses, excluding the Royal Mews at Buckingham Palace. Bathurst Mews is ideally situated for the extensive amenities of Connaught Village and Paddington with the green spaces of Hyde Park and Kensington Gardens a short walk away.



First Floor

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Ground Floor



FEATURES

Development Opportunity	Dining/Reception Room
One Bedroom	4/5 Car Garage
One Bathroom	
Kitchen	

OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	G

NEAREST TUBE STATIONS

Lancaster Gate (Central line) & Paddington (District, Circle, Bakerloo & Elizabeth lines)

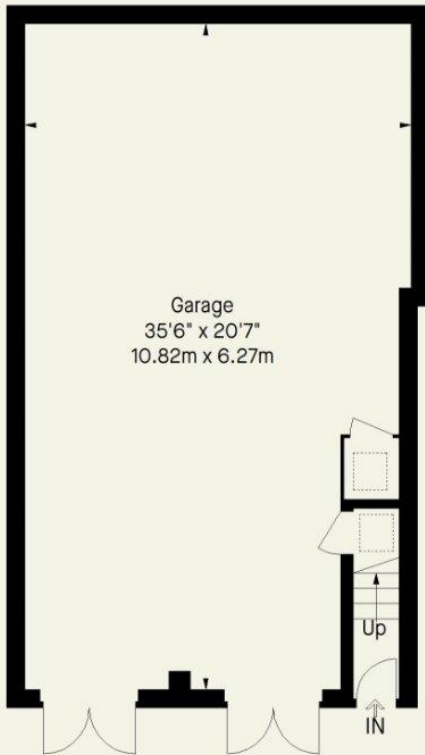
Bathurst Mews W2

Approximate Gross Internal Area
(Including Garage)

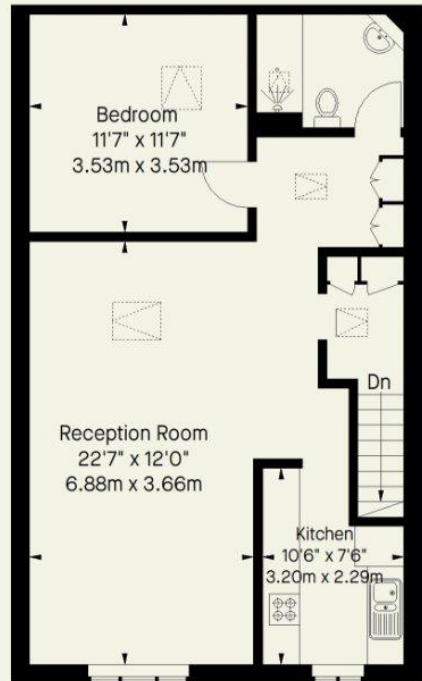
1426 FT² - 132.5 M²



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



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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.

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

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