



Crabtree Place, W1T

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Exterior

Second Floor



# Crabtree Place, W1T

Furnished

£1,750 PW

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Stylish three bedroom mews home hidden away behind a private gated entrance.

This three storey home epitomises modern mews living. From the polished concrete spiral stairway connecting the living areas, to the double bianco perlino stone shower in the master bedroom, with two dressing areas, this home has been finished to an exacting standard throughout.

Private terrace to the rear and balconies to both upper floors, overlooking a garden square, and day porter.



Ground Floor

Ground Floor







Second Floor

First Floor



FEATURES

Three Bedrooms	Patio
Three En Suites	Two Balconies
Cloakroom	Furnished
Open-plan Kitchen/Reception	Gated Street

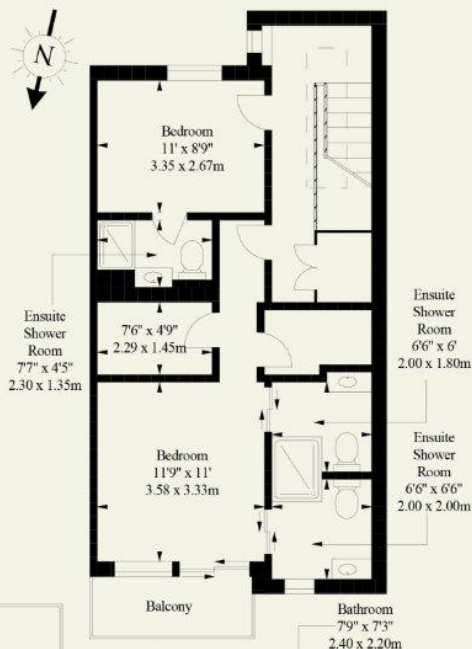
OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	G
Deposit Amount	£10,500.00

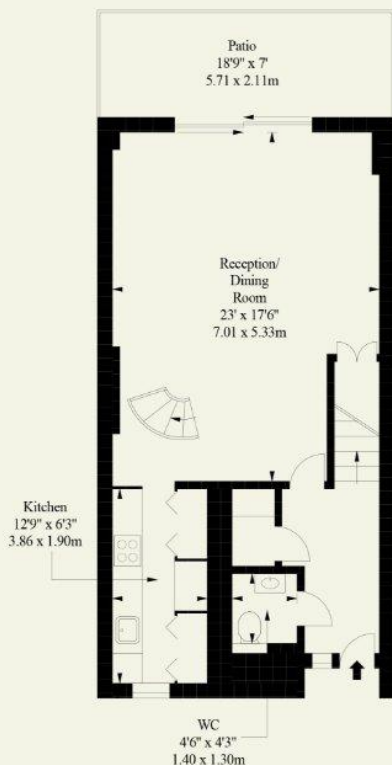
NEAREST TUBE STATIONS

Goodge Street (Northern line)

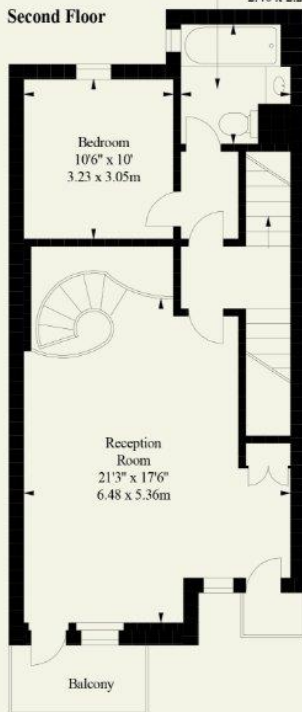
**Crabtree Place,**  
**Approx. Gross Internal Area \***  
**1851 Ft<sup>2</sup> - 171.95 M<sup>2</sup>**  
**Approx. Gross Internal Area \***  
**213 Ft<sup>2</sup> - 19.77 M<sup>2</sup>**  
**(Including Patio & Balconys)**



**Second Floor**



**Ground Floor**



**First 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

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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.