



# Leinster Mews, W2

**LUROT BRAND**

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Ground Floor

Ground Floor



# Leinster Mews, W2

Freehold

£3,250,000 STC

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A newly refurbished three-bedroom mews house, moments from Kensington Gardens.

With renovation works completed this year, the property offers high-end design and joinery, a feature staircase, air-conditioning, Lutron system, and quality appliances and fittings throughout.

The property benefits from a bright reception room with French doors, a large principal bedroom with ensuite and walk-in wardrobe, two guest bedrooms (both ensuite), a fourth bedroom/office, and a large open plan kitchen and dining room. The property also comes with plenty of storage, and air-conditioning across all floors. The Lutron system controls the lights, blinds, and the intercom, with the option to build more into the system. Given there is direct access onto the flat roof, there is also the option to establish a roof terrace (subject to planning).

## LOCATION

Leinster Mews is a lovely double-sided Victorian mews street, moments from the shops and boutiques of the Hyde Park Estate and the heavily anticipated one-billion-pound Queensway regeneration.



First Floor

First Floor





Lower Ground Floor

Lower Ground Floor



FEATURES

Living Room	Two Guest Bedrooms
Kitchen/Dining Room	Office
Principal Bedroom	Three Ensuite Bathrooms
Walk-in Wardrobe	Guest W/C
Air Conditioning	

OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	TBC

NEAREST TUBE STATIONS

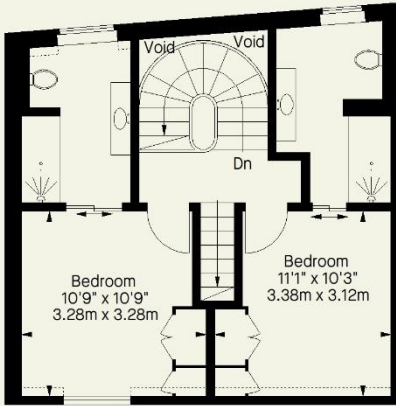
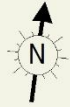
Lancaster Gate, Paddington, Bayswater (District, Circle, Bakerloo, Hammersmith & City, Elizabeth, Central)



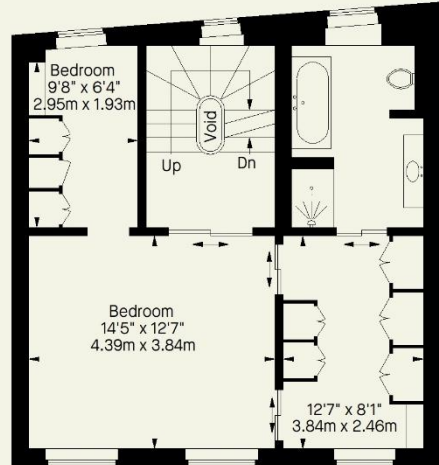
# Leinster, W2

Approximate Gross Internal Area  
(Excluding Void)

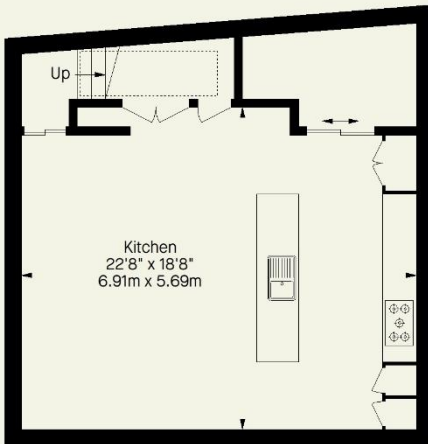
2102 FT<sup>2</sup> - 195.3 M<sup>2</sup>



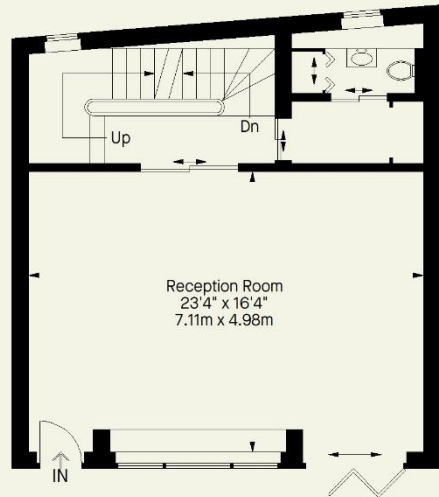
Second Floor



First Floor



Lower Ground Floor



Ground Floor

 = Reduced Headroom Below 1.5 M / 5'0

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