



Conduit Mews, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



First Floor

Ground Floor



Conduit Mews, W2

Freehold

£1,800,000 STC

A charming family three bedroom home in a desirable mews.

Approached over cobbles, the front door opens to a hallway and a large reception room. This leads to dining room and kitchen uniquely having windows to the front and rear. The ground and first floor have excellent ceiling heights. The garage is also on the ground floor.

On the first floor are two bedrooms, a family bathroom and a master suite with en suite bathroom and access to a roof terrace running along the rear of the property.

LOCATION

Conduit Mews is ideally situated for all the amenities of Paddington and Lancaster Gate also with the green spaces of Kensington Gardens just a short walk away.



Ground Floor

First Floor





First Floor

First Floor



FEATURES

Kitchen	Two Further Bedrooms
Reception Room	Shower Room
Dining Room	Roof Terrace
Master Bedroom Suite	Garage

OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	G

NEAREST TUBE STATIONS


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

Conduit Mews, W2

Approximate Gross Internal Area
(Including Garage)

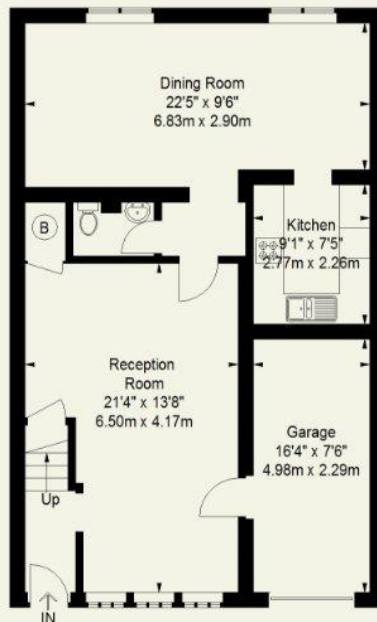
1419 FT² - 131.8 M²



 = Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

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



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. www.lurotbrand.co.uk

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. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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.