



# Gloucester Mews West, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Ground Floor

Ground Floor



# Gloucester Mews

## West, W2

Freehold

£1,800,000 STC

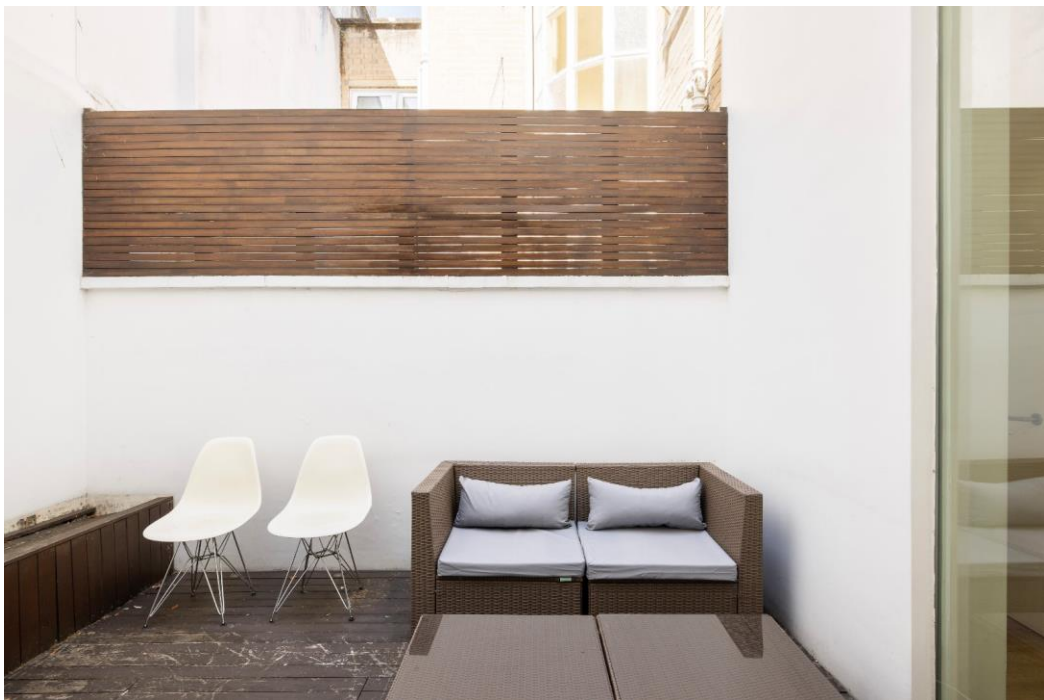
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A charming two bedroom mews house located within walking distance of the excellent transport links and amenities that Paddington has to offer.

The house comprises of two large double bedrooms both with en suites and a small study. The ground floor offers a large open plan kitchen and living area which leads onto a small patio. The house has a modern feel and is flooded with light throughout. There is the further benefit of a separate, private garage located to the rear of the property.

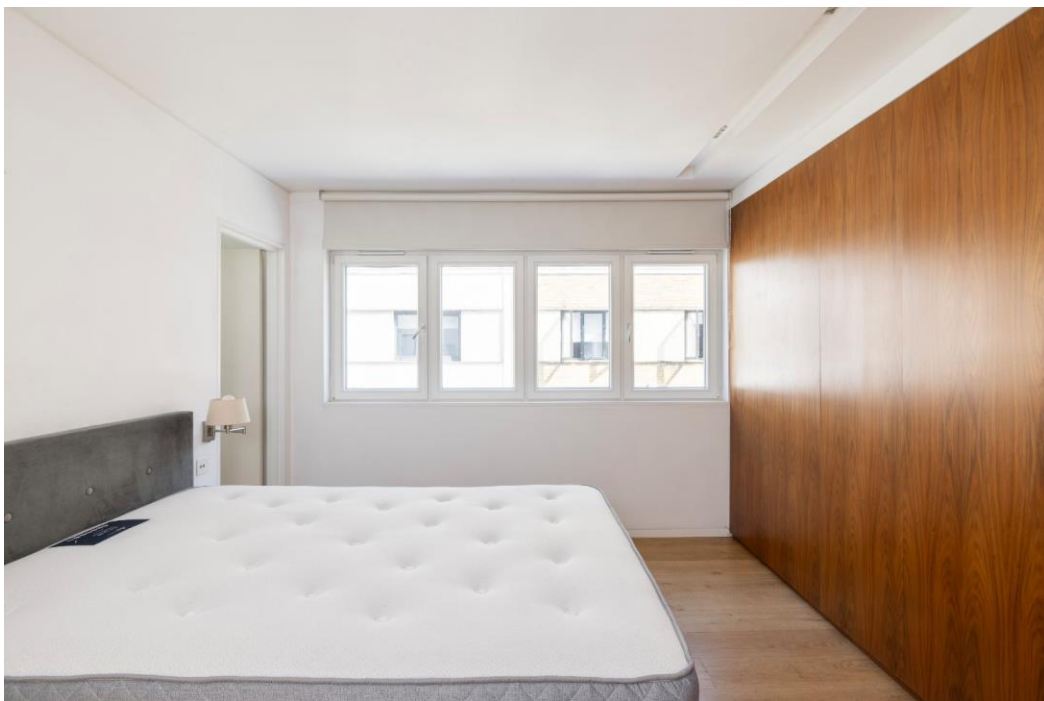
### LOCATION

Gloucester Mews West is conveniently situated for all the diverse amenities of Queensway, Paddington and Lancaster Gate. The open green spaces of Hyde Park are also a short distance away.



Ground Floor

First Floor







First Floor

Street



## FEATURES

Open-plan Kitchen/Reception	Cloakroom
Two Double Bedrooms	Terrace
Two En Suites	Garage
Study	

## OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	G

## NEAREST TUBE STATIONS

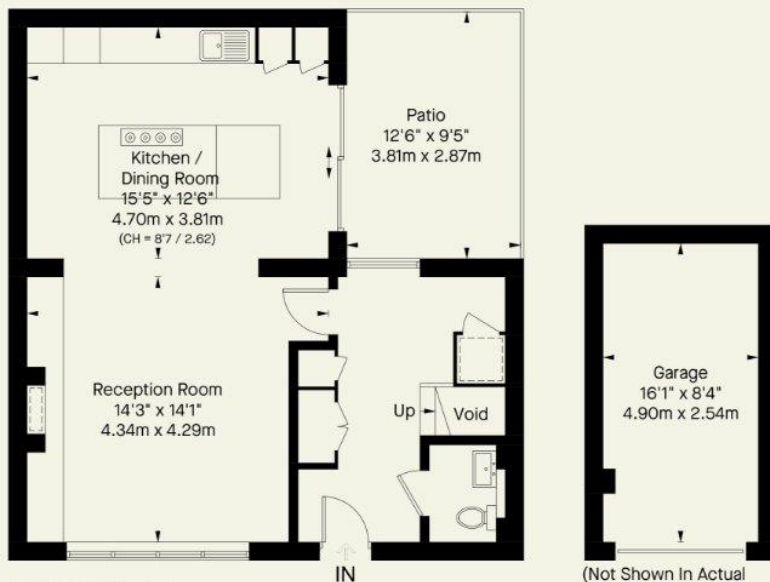
Paddington Overground & Underground (Bakerloo, Circle, District, Elizabeth and Hammersmith & City lines) & Lancaster Gate (Central line)

# Gloucester Mews West, W2

Approximate Gross Internal Area  
1320 FT<sup>2</sup> - 122.6 M<sup>2</sup> (Including Garage)  
Including Limited Use Area (18 FT<sup>2</sup> - 1.7 M<sup>2</sup>)



**First Floor**



**Ground Floor**

(Not Shown In Actual  
Location / Orientation)

Notting Hill  
8 Ladbrooke 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.