



Frederick Close, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

020 7590 9955
sales@lurotbrand.co.uk



Ground Floor

First Floor



Frederick Close, W2

Freehold

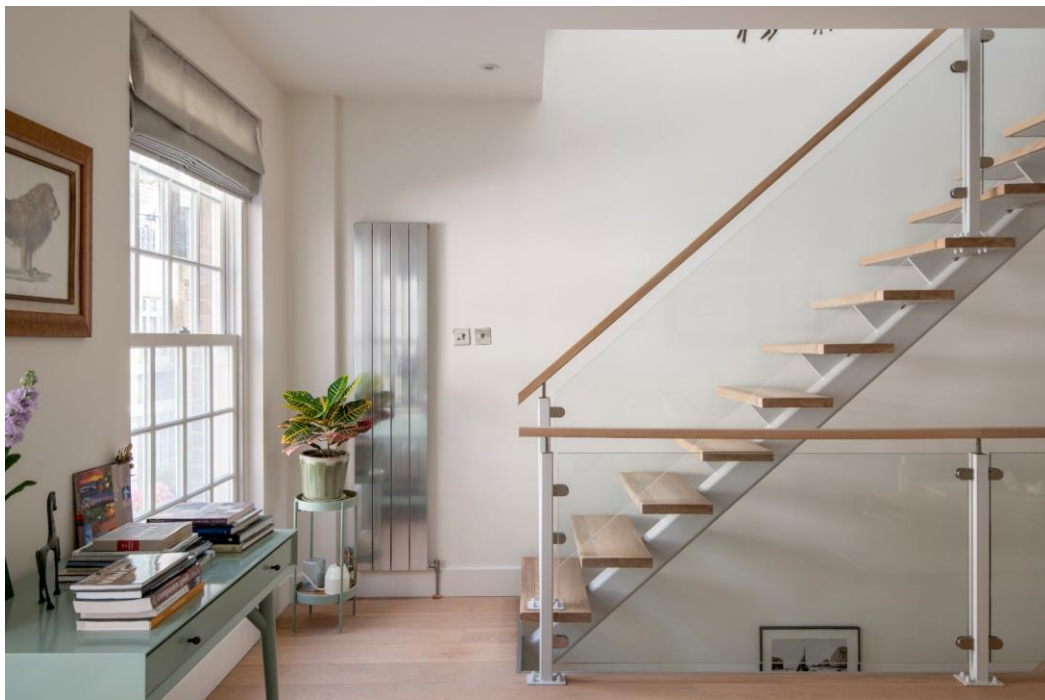
£2,500,000 STC

A beautifully designed house in one of
W2's most desirable mews streets.

The layout in this house works perfectly for modern living and has been carefully thought through to maximise light and space. The ground floor kitchen and dining area is bright with an airy feel, and also a utility room, guest w/c and a half garage on the ground floor. The staircase has been designed to maximise light from the skylight on the second floor, the reception room and second bedroom occupy the first floor, these rooms enjoy views over the mews. Finally, the master bedroom suite and third bedroom are on the second floor, there is a shower room also on this level.

LOCATION

Frederick Close is a highly desirable mews style street on the Hyde Park Estate, moments from both Hyde Park and the boutique shops and restaurants of Connaught Village. Venture a little further afield and you will soon find yourself in the hustle and bustle of Oxford Street and all the large shops and department stores located there.



First Floor

Ground Floor





Ground Floor

Second Floor



FEATURES

| | |
|---------------------|---------------|
| Kitchen/Dining Room | Two Bathrooms |
| Reception Room | W/C |
| Three Bedrooms | Garage |

OTHER USEFUL INFORMATION

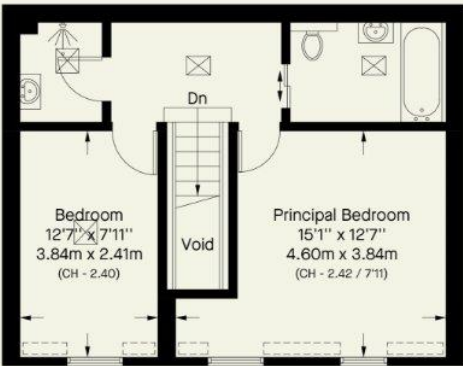
| | |
|------------------|---|
| EPC | C |
| Council Tax Band | G |

NEAREST TUBE STATIONS

| |
|--|
| Marble Arch (Central line) & Paddington (Circle, Hammersmith and City, Bakerloo, District & Elizabeth lines) |
|--|

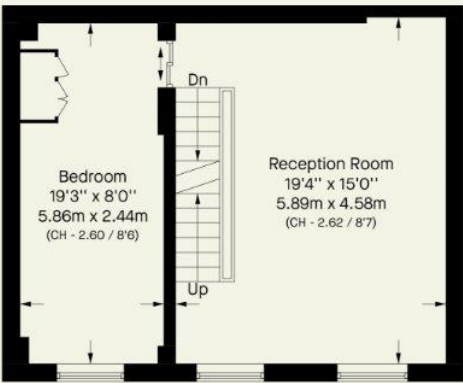
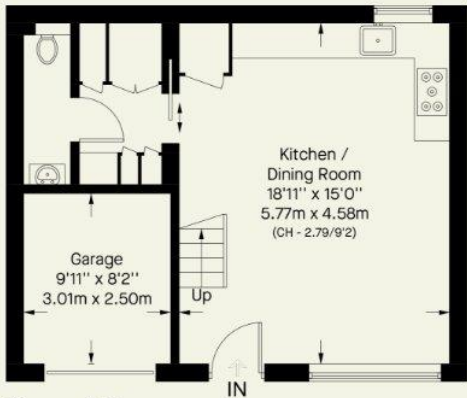
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Approximate Gross Internal Area
(Excluding Void)
1252 FT² - 116.3 M²
Garage 77 FT² - 7.2 M²
Total 1329 FT² - 123.5 M²



[Symbol] = Reduce head height below 1.5m

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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