



# Lancaster Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

First Floor



# Lancaster Mews, W2

Freehold

£2,495,000 STC

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A newly renovated three-bedroom mews house moments from Hyde Park.

The ground floor comprises a large reception room with a separate study and utility room. On the first floor, we find a particularly bright kitchen/reception room with parquet flooring and a Juliet balcony. The master suite occupies the whole second floor, including a dressing room and large bathroom. On the lower ground floor, we find two further bedrooms with superb ceiling height. The property benefits from Air Conditioning throughout.

## LOCATION

Lancaster Mews is a beautiful, cobbled mews perfectly located to enjoy all the amenities of Bayswater and Hyde Park. There are multiple shops, bars and restaurants nearby with Kensington Gardens and Hyde Park only moments away. There are also great transport facilities from Lancaster Gate or Paddington Station.





Ground Floor

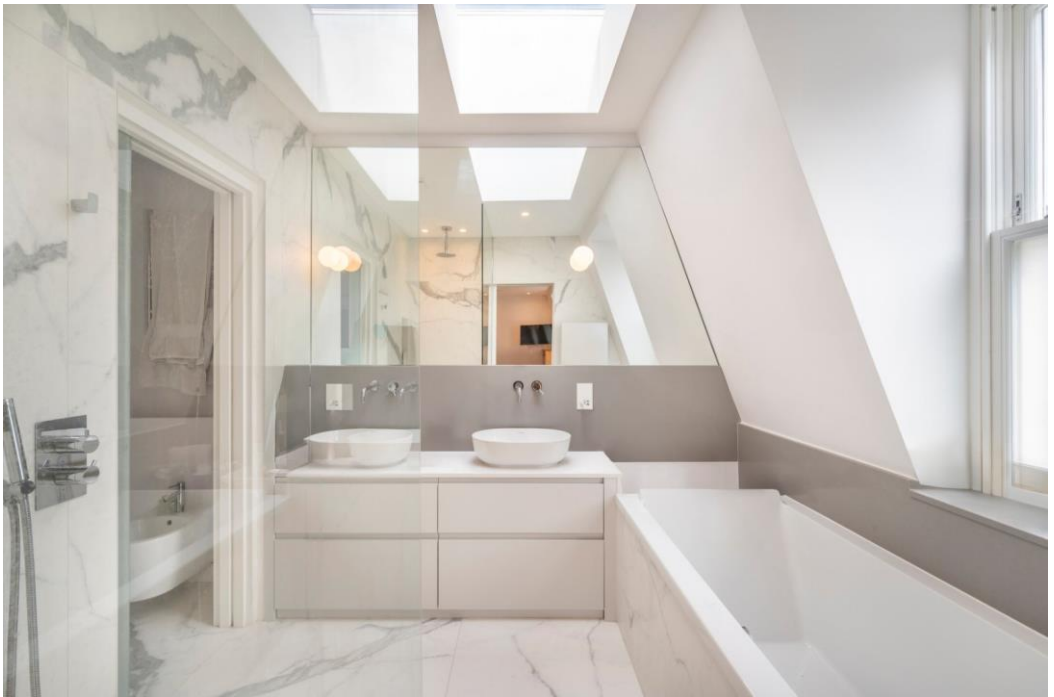
Ground Floor





Second Floor

Second Floor



FEATURES

Kitchen/Reception Room	Shower Room
Second Reception Room	Utility Room
Three Bedrooms	Study
Two En Suite Bathrooms	

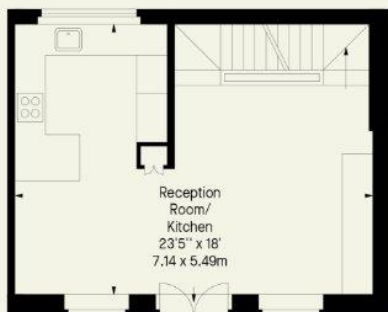
OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	G

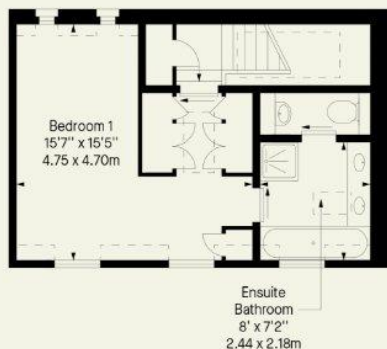
NEAREST TUBE STATIONS

Lancaster Gate (Central line) & Paddington (Bakerloo, Circle, District & Elizabeth lines)
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**Lancaster Mews, W2**  
 Approx. Gross Internal Area \*  
 1526 Ft<sup>2</sup> - 141.77 M<sup>2</sup>  
 (Excluding Light Well & Void)



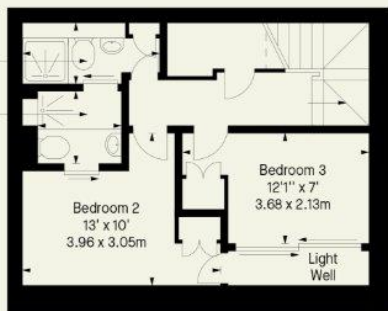
First Floor



Second Floor

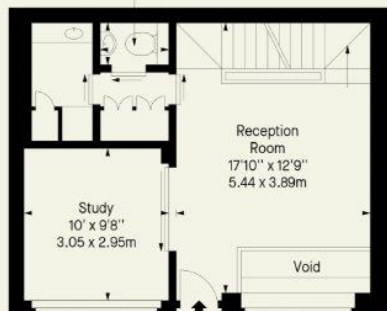
Shower Room  
9'2" x 4'  
2.79 x 1.22m

Ensuite Shower Room  
5'5" x 4'9"  
1.65 x 1.45m



Lower Ground Floor

WC  
4'6" x 2'9"  
1.37 x 0.84m



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Please check all dimensions before making a decision reliant upon them.

\* As Defined by RICS - Code of Measuring Practice  
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