



# Conduit Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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First Floor

Ground Floor



# Conduit Mews, W2

Freehold

£3,250,000 STC

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## Large four bedroom family home with a garden and excellent communications around London.

Approached over a cobbled street this mews house has all the benefits of a town house in a quiet and charming setting. Its large kitchen/dining room leading to a patio garden is ideal for entertaining, also on the ground floor is a convenient utility room and garage.

On the first floor is a large reception room and two bedrooms with a family bathroom.

Finally on the second floor is a large bedrooms with ensuite bathroom and the master bedroom with ensuite and dressing area.

### LOCATION

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





Ground Floor

Gardens





Second Floor

Second Floor



## FEATURES

Kitchen/Dining Room

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Patio Garden

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Reception Room

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Four Bedrooms

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Utility Room

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Two En Suite Bathrooms

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Garage

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Family Bathroom

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Entrance Hall

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## OTHER USEFUL INFORMATION

EPC

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C

Council Tax Band

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H

## NEAREST TUBE STATIONS

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

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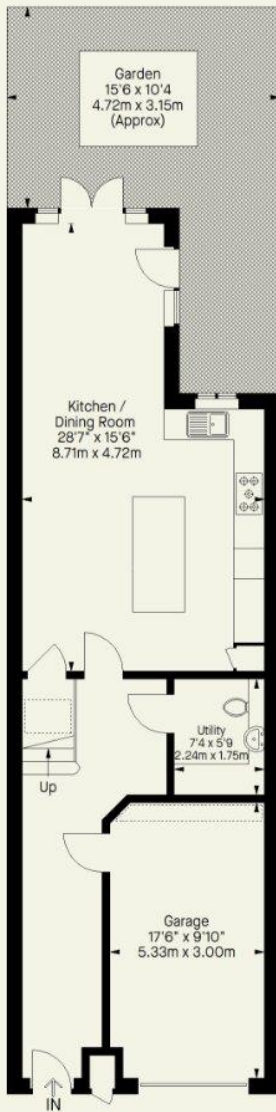


# Conduit Mews, W2


Approximate Gross Internal Area (Including Garage)

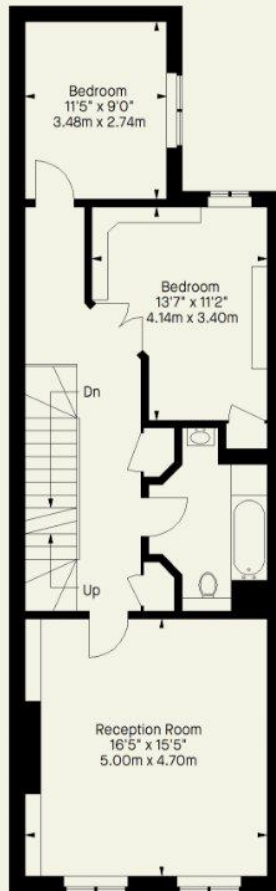
2265 FT<sup>2</sup> - 210.4 M<sup>2</sup>

Reduced Headroom = 9 FT<sup>2</sup> - 0.8 M<sup>2</sup>

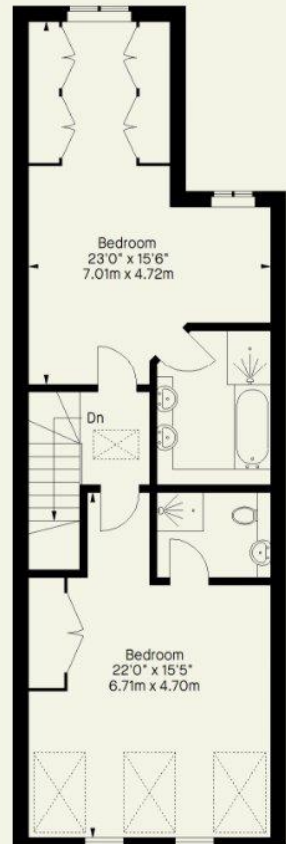


Ground Floor

 = Reduced headroom below 1.5 m / 5'0"



First Floor



Second Floor

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