



# Conduit Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Garden

Second Floor



# Conduit Mews, W2

Freehold

£3,000,000 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

First Floor





Ground Floor

Second Floor



FEATURES

Kitchen/Dining Room	Patio Garden
Reception Room	Four Bedrooms
Utility Room	Two En Suite Bathrooms
Garage	Family Bathroom
Entrance Hall	

OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	H

NEAREST TUBE STATIONS

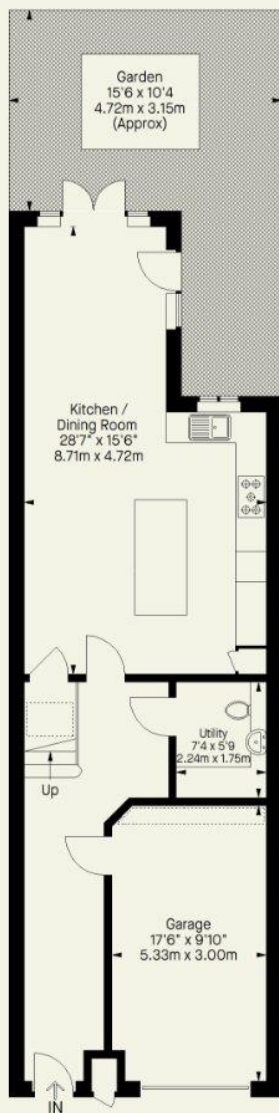
Paddington (Bakerloo, District, Circle, Elizabeth, Hammersmith & City lines) & Lancaster Gate (Central line)
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# Conduit Mews, W2

Approximate Gross Internal Area (Including Garage)

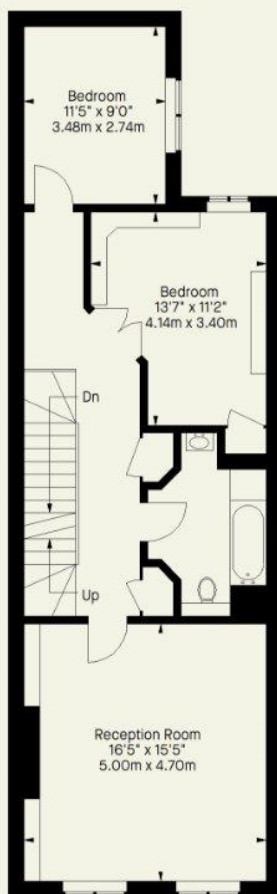
2265 FT<sup>2</sup> - 210.4 M<sup>2</sup>

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

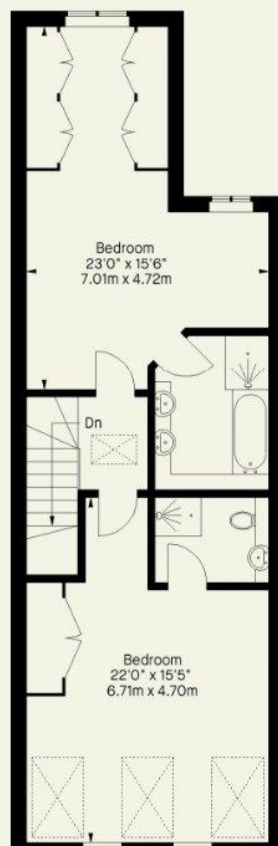


Ground Floor

 = Reduced headroom below 1.5 m / 5'0



First Floor



Second Floor

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