



# Hansard Mews, W14

## **LUROT BRAND**

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Reception

Reception



# Hansard Mews, W14

Freehold

£1,500,000 STC

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## A wonderful two bedroom Mews House with flexible accommodation

Set at the Addison Gardens end of Hansard Mews this property has been in single ownership for 40 years. The accommodation is spacious, open, has contemporary feel, and is arranged over two floors, each with good ceiling heights. The main entrance is via a large hallway, ahead are stairs that lead to the first floor and to the right, access to the ground floor accommodation. The ground floor is currently organised as a studio/office with a bedroom and full bathroom and a kitchenette to the rear it has its own separate entrance.

On the first floor is the reception room, kitchen, master bedroom and bathroom, there are also stairs to the flat roof that our vendor has historically used as a roof terrace/garden.

### LOCATION

This charming cobbled mews is positioned within the Royal Borough of Kensington and Chelsea and runs parallel to Holland Road. Perfectly located for a wide array of local shops and restaurants including the Westfield Centre, there are also excellent public transport links, via rail, underground and bus from Shepherds Bush, Kensington Olympia and Holland Park. Hansard Mews is also eligible for an RBKC parking permit, with parking in the mews.



Kitchen

Studio Kitchen





Master Bedroom



Studio Bedroom

FEATURES

Flat roof for potential terrace	Spacious Reception Room
Flexible Accommodation	Wood Floors
Large Garage	Potential ground floor studio

OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	F

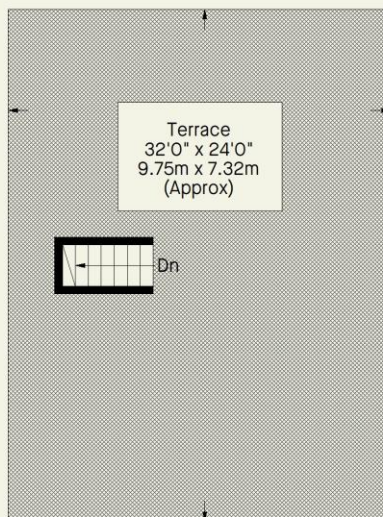
NEAREST TUBE STATIONS

Shepard's Bush (Central Line, Mildmay Line) Shepard's Bush Market (Circle, Hammersmith and City Line)
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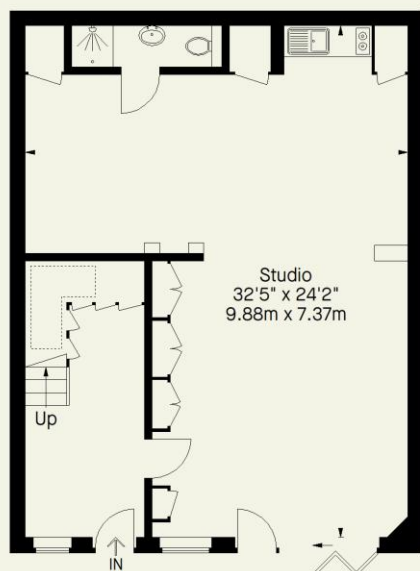
# Hansard Mews, W14

Approximate Gross Internal Area

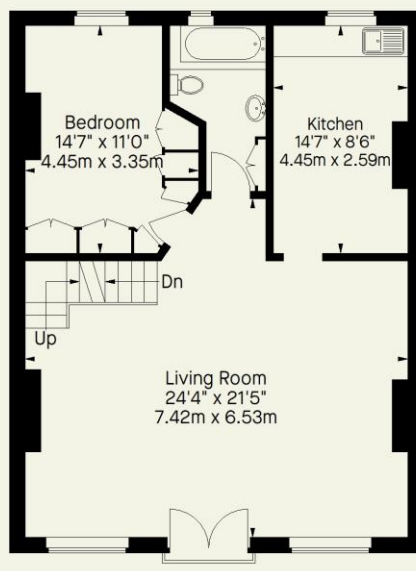
1604 FT<sup>2</sup> - 149.0 M<sup>2</sup>



## Second Floor



## Ground Floor



## First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text in the particulars.



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