

Lancaster Mews, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

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IMPORTANT: This brochure is subject to disclaimers, including those on the final page, which should be read carefully.



External

Garage



Lancaster Mews, W2

Freehold

£2,250,000 STC

A three-bedroom mews house with a large four car garage, at walking distance from Hyde Park and Kensington Gardens.

The property offers a large four car garage, accessed by two double garage doors perfect for workshop space or car collection. On the ground floor we also have a utility room and W.C. The first floor boasts a particularly large and bright open plan living and dining room, with kitchen. Natural light enters the room through the skylights at the rear and large windows at the front, including a Juliet balcony. On the second floor, we find the master bedroom with large ensuite, and two further bedrooms with separate shower room. The property also benefits from a south-facing balcony.

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.



First Floor

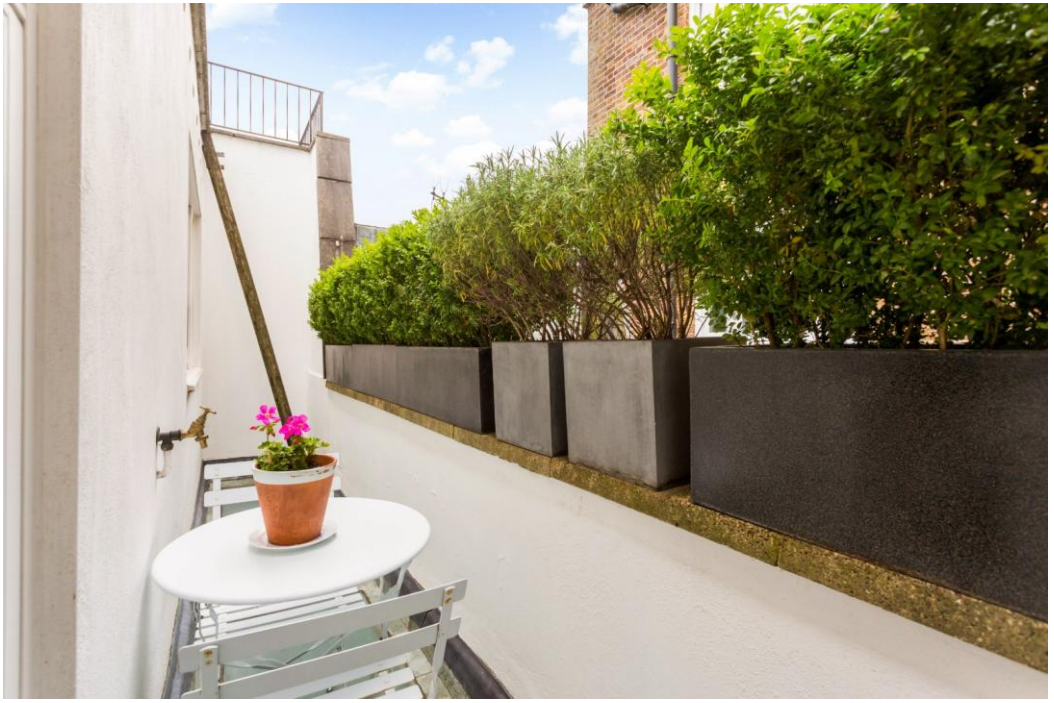
First Floor





Second Floor

Second Floor



FEATURES

Open-plan Reception Room / Dining Room / Kitchen	Master En Suite Bedroom
Four-car Garage	Two Guest Double Bedrooms
Balcony	Shower Room
	W.C

OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	H

NEAREST TUBE STATIONS

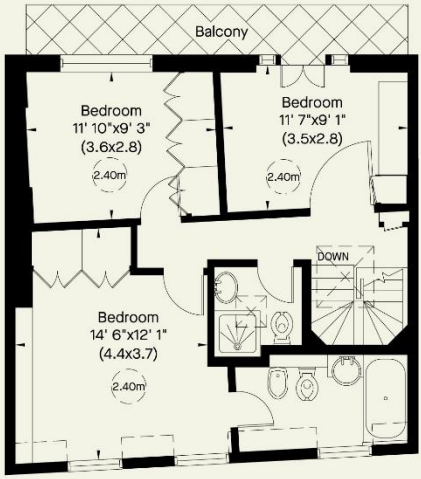
Lancaster Gate (Central line) & Paddington Station (District, Circle, Bakerloo, Mainline & future Crossrail Services)

Lancaster Mews, W2

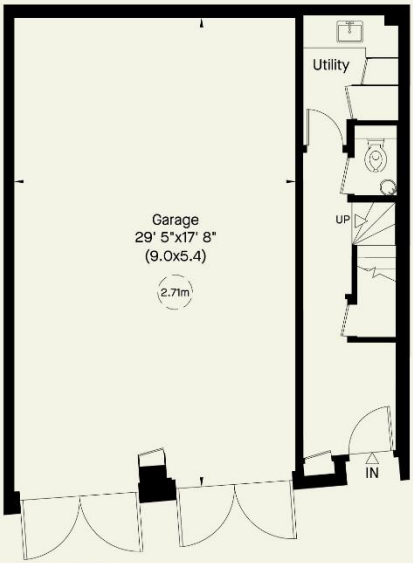
Approximate Gross Internal Area
183 sq m/ 1971 sq ft Including Under 1.5m and Garage
132 sq m/ 1419 sq ft Excluding Under 1.5m and Garage

Not to Scale, for identification only

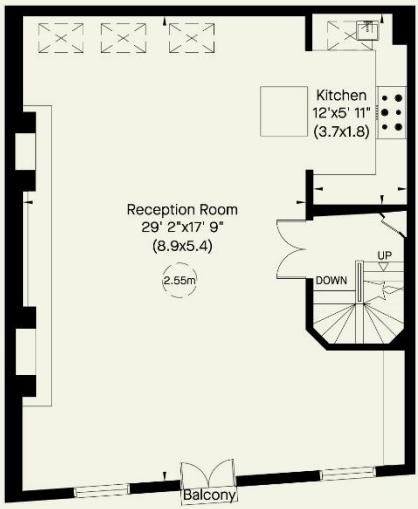
Reduced head height below 1.5m



Second Floor



Ground Floor



First Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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37-41 Sussex Place, Hyde Park,
London W2 2TH

South Kensington
4-5 Kynance Place, South Kensington,
London SW7 4QS

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We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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