



# Lancaster Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Ground Floor

Ground Floor



# Lancaster Mews, W2

Furnished

£1,384 PW

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## A large two double bedroom mews house

A spacious and beautifully presented mews house offering over 1,600sq ft of living space, making an ideal home for a professional couple or small family.

The ground floor offers a large open plan space incorporating living room, dining room and fitted kitchen and island. There is also garage and separate WC.

The first floor has two double en-suite bedrooms, plenty of storage and access to some outside space.

### LOCATION

Lancaster Mews is a pretty cobbled mews ideally situated off Craven Road close to all the shops, restaurants and transport facilities of Paddington. The green spaces of Kensington Gardens are a short walk away.





Ground Floor

Ground Floor





Ground Floor



Ground Floor

FEATURES

2 Bedrooms	Garage
Drawing Room	Ensuite Bathroom
Dining Room	Ensuite Bathroom
Kitchen	Cloakroom

OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	H
Deposit Amount	£8,304.00

NEAREST TUBE STATIONS

Lancaster Gate (Central Line) & Paddington (Bakerloo, Circle, District Lines and Planned Cross Rail Link)
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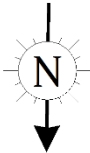
# Lancaster Mews, W2


Approximate Gross Internal Area  
153 sq.m (1647 sq.ft)

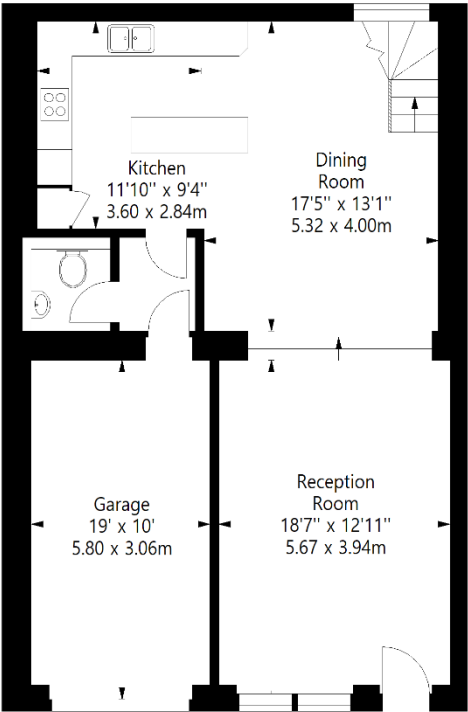
Including Garage of Approximately  
18 sq.m (194 sq.ft)

Excluding Terrace of Approximately  
6 sq.m (65 sq.ft)

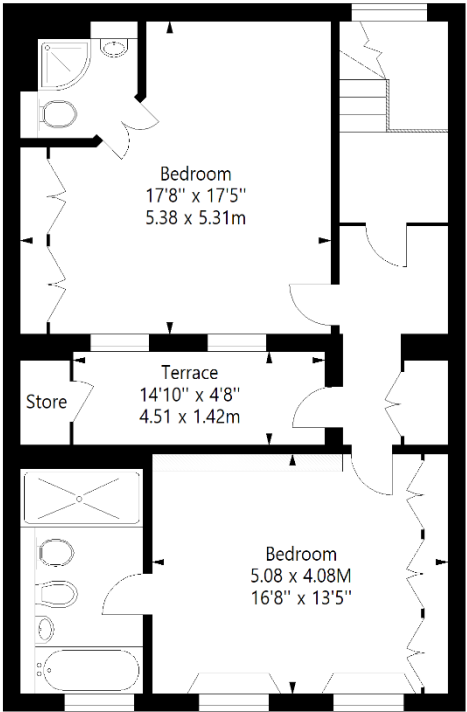
Excluding Store



 Under 1.5m head height



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 of the particulars.

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