



# Queens Mews, W2

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

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Second Floor

Second Floor



# Queens Mews, W2

Furnished, Unfurnished

£2,076 PW

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## A fully refurbished mews house with roof terrace.

The property has recently been beautifully refurbished throughout to create a modern mews house. The ground floor comprises a double bedroom, bathroom, living room/large study, separate utility room and garage. The first-floor houses two double bedrooms with a 'Jack and Jill' bathroom and principal bedroom with en-suite bathroom and a separate WC while the top floor consists of a stunning open plan kitchen flooded with natural light with kitchen island, dining area and sitting room with access to terrace. Available Furnished or Unfurnished

### LOCATION

Within easy reach of Hyde Park and all the bars and restaurants of Notting Hill Gate and Westbourne Grove.





First Floor

First Floor





First Floor

Ground Floor



FEATURES

3/4 Bedrooms	Utility Room
Entrance Hall	Drawing Room
Cloakroom	Reception Room
Kitchen Dining Room	Ensuite Bathroom
Bathroom	Garage
Roof Terrace	

OTHER USEFUL INFORMATION

EPC	C
Council Tax Band	G
Deposit Amount	£12,456.00

NEAREST TUBE STATIONS

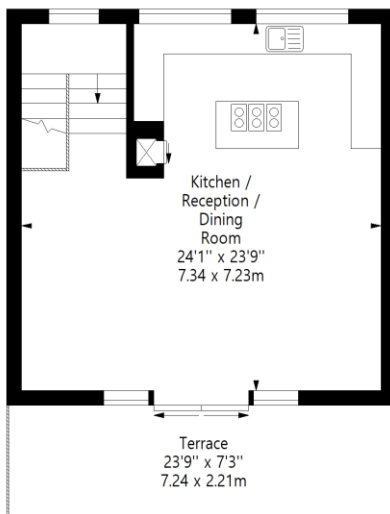
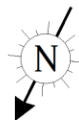
Queensway (Central Line) Bayswater (Circle and District Lines)



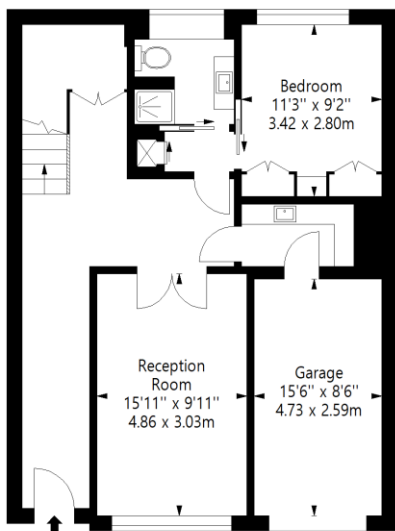
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Approximate Gross Internal Area  
192 sq.m (2067 sq.ft)

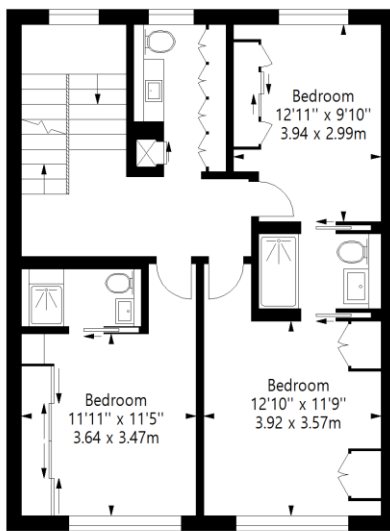
Including Garage of Approximately  
12 sq.m (129 sq.ft)



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 of the particulars.

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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. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.