

St. Petersburgh Mews, W2

LUROT BRAND

MEWS SPECIALISTS EST. 1971

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First Floor

First Floor



St. Petersburgh Mews, W2

Freehold

£1,000,000 STC

A one-bedroom freehold mews house, with a garage, moments from Kensington Gardens.

This property is perfect for someone searching for a pied-à-terre in London, with close proximity to the green spaces of Kensington Gardens and Hyde Park, and the boutique shops of Westbourne Grove and Notting Hill.

The property provides an open plan kitchen and living room, a large double bedroom with plenty of storage, a separate bathroom, and large garage. Subject to planning permission, there is opportunity to convert the garage into liveable space, for example a second bedroom or further layout alterations.

LOCATION

Positioned within a charming and sought-after mews in the Bayswater Conservation area, the property offers the rare combination of tranquillity and convenience, with the green spaces of Hyde Park, the boutiques of Westbourne Grove, and excellent transport links via Bayswater (Circle and District lines) and Queensway (Central line) tube stations, all a short walk away.



First Floor

Second Floor





Second Floor

Ground Floor



FEATURES

One Bedroom	Garage
One Bathroom	Freehold
Open Plan Kitchen/Living Room	

OTHER USEFUL INFORMATION

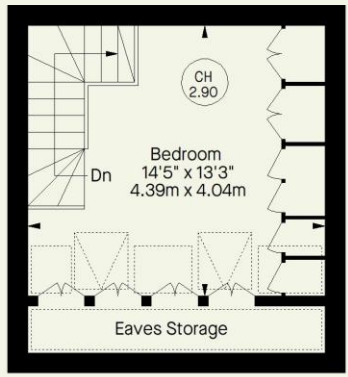
EPC	D
Council Tax Band	G

NEAREST TUBE STATIONS

Bayswater (Circle, District); Queensway (Central); Notting Hill Gate (Circle, District, Central)

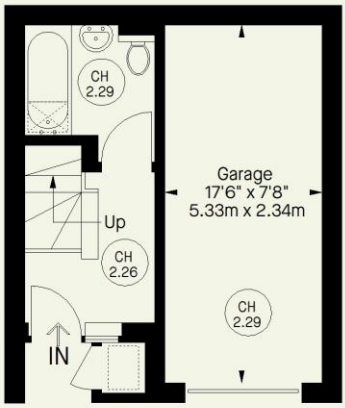
St. Petersburgh Mews, W2

Approximate Gross Internal Area
(Including Garage / Excluding Eaves Storage / External Store)
Total = 680 FT^2- 63.2 M^2
(Excluding Garage / Eaves Storage / External Store)
Total = 542 FT^2- 50.4 M^2

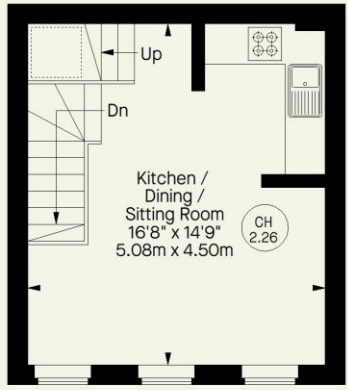


Second Floor

= Reduced headroom
below 1.5 m / 5'0



Ground Floor



First Floor

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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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