

Pindock Mews, W9

LUROT BRAND

MEWS SPECIALISTS EST. 1971

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Ground Floor

First Floor



Pindock Mews, W9

Freehold

£2,750,000 STC

A newly renovated three-bedroom mews house, in the characterful Pindock Mews.

After a full internal and external renovation, the final product is modern luxury in a stunningly refurbished and extended three-bedroom mews house, nestled in the heart of Maida Vale. The property offers considerate design and colour palette throughout, whilst perfectly capturing the character and privacy of mews living.

The property offers spacious accommodation across 2,000 square foot, two receptions rooms, three spacious bedrooms, and three bathrooms including two ensuites. A particular highlight is the bright and open plan kitchen, dining, and living space on the first floor.

For a mews house, the property boasts impressive ceiling height, and benefits from rear windows on both first and second floor, enhancing natural light. There is also on-street parking available in the mews.

LOCATION

Pindock Mews connects Warwick Avenue and Castellain Road in the heart of the Maida Vale Conservation Area and is only a few minutes' walk from Little Venice and Regent's Canal to the South. With a wide array of shops, cafes and restaurants that run along Formosa Street, and proximity to Warwick Avenue station (Bakerloo line) and Paddington Station (Circle, District, Hammersmith & City, Bakerloo, Elizabeth Line, and National Rail).



First Floor

First Floor





Second Floor

Second Floor



FEATURES

Two Receptions Rooms	Utility Room
Three Bedrooms	Freehold
Three Bathrooms (incl. two ensuite)	

OTHER USEFUL INFORMATION

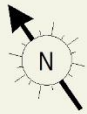
EPC	C
Council Tax Band	H

NEAREST TUBE STATIONS

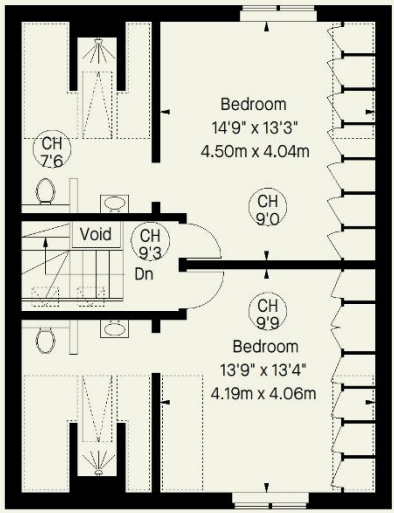
Warwick Avenue (Bakerloo) & Paddington Station (Circle, District, Hammersmith & City, Bakerloo, Elizabeth Line, National Rail)

Pindock Mews, W9

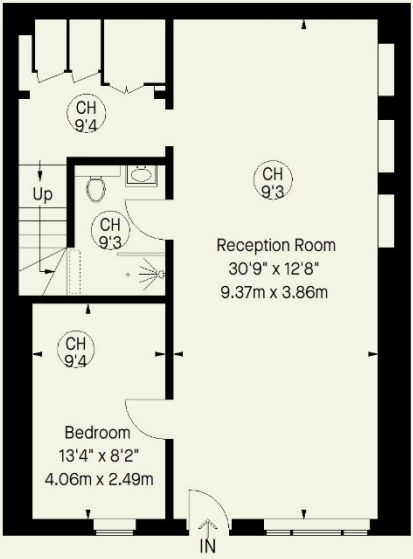
Approximate Gross Internal Area
(Excluding Void)
2032 FT^2 - 188.8 M^2



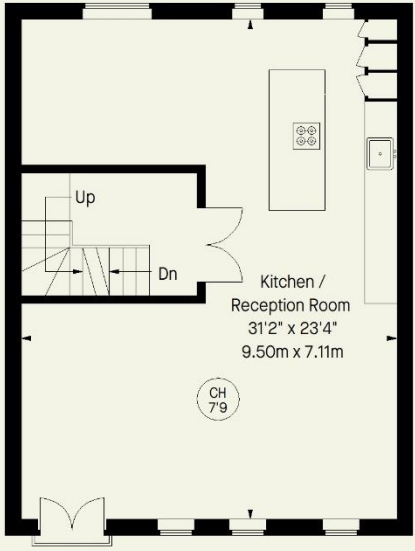
= Reduced headroom below 1.5 m / 5'0



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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