

Brook Mews North, W2

LUROT BRAND

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Third Floor

Third Floor



Brook Mews North, W2

Leasehold - 973 years remaining

£1,750,000 STC

A large three-bedroom penthouse apartment, situated in a Mews moments from Hyde Park.

An exceptionally bright and spacious duplex penthouse apartment, occupying the upper floors of an attractive modern mews conversion.

The property boasts an impressive double-height reception and dining room, creating a striking sense of space and grandeur, complemented by a separate reception room opening onto a small roof terrace. The accommodation further comprises three large double bedrooms, three bathrooms (including two en-suites), and a fully fitted kitchen.

Flooded with natural light throughout, this impressive penthouse combines generous proportions with versatile living space, offering an ideal setting for both entertaining and everyday living. *(Please note the interior furniture has been virtually staged and is computer generated).*

LOCATION

Brook Mews North is located in the heart of Paddington, providing easy access to the local shops and restaurants on Craven Hill. Brook Mews North is in close proximity to Paddington and Lancaster Gate stations.



Second Floor

Second Floor





Third Floor

Second Floor



FEATURES

Three Bedrooms	Dining Room
Three Bedrooms	Kitchen
Two Reception Rooms	Terrace

OTHER USEFUL INFORMATION

EPC	D
Council Tax Band	G
Annual Ground Rent	Not Applicable
Annual Service Charge	£7,535.26

Property is Leasehold, with a 1/30 Share of Freehold. The service charge is rendered on a half-yearly basis.

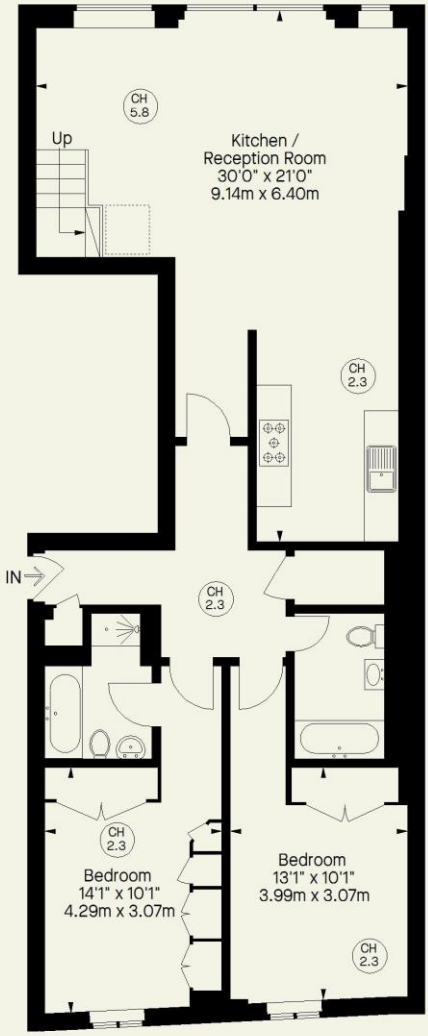
NEAREST TUBE STATIONS

Paddington Station & Lancaster Gate (Circle, District, Bakerloo, Hammersmith & City, Elizabeth Line, Central, National Rail)

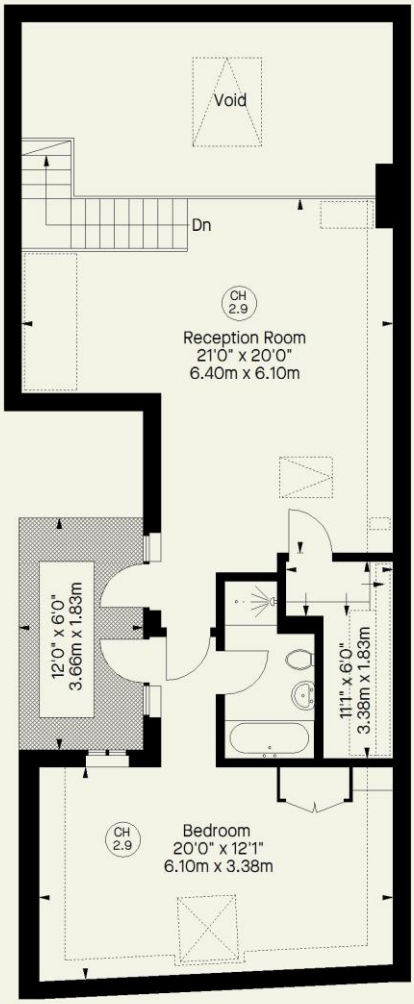
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Approximate Gross Internal Area
(Excluding Void)

1754 FT^2 - 163.0 M^2



Second Floor



Third Floor

= Reduced headroom below 1.5 m / 5'0

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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