



Carnegie

Estate Agents, Surveyors and Property Management

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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20 Conduit Mews, London, W2 3RE

£995,000


A fantastic modern two bedroom mews flat on the ground floor of this popular cobbled street near Paddington. With two double bedrooms, one bathroom and an open plan reception with fitted kitchen. Nestled in a private mews near Hyde Park and Kensington Gardens, the closest stations are Lancaster Gate (4 mins) and Paddington (3 mins).




Company incorporated in England No. 4713968

VAT No. 745 8368 91



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	70	82
EU Directive 2002/91/EC 		

Living/Dining area

21'10" x 17'4" (6.66m x 5.30m)

Kitchen

9'10" x 7'2" (3m x 2.19m)

Bedroom 1

12'2" x 10'4" (3.72m x 3.16m)

Bedroom 2

9'1" x 9'6" (2.77m x 2.92m)

Bathroom

6'0" x 7'2" (1.85m x 2.19m)

Tenure

Freehold

Location

Conduit Mews runs from a discreet arch off Praed Street and on to Spring Street. Transport facilities are numerous and include Lancaster Gate (Central line) and Paddington Station (Heathrow Express, mainline rail services, Elizabeth line*, Bakerloo, Circle, District and Hammersmith & City lines).

The fantastic open spaces of Hyde Park and Kensington Gardens are 300 metres away.

*due to commence services in December 2018



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