

Octavia Mews, London W9



A mews house in a gated development

A three bedroom mews house that is located in a quaint gated development, and offers secure off-street parking. Upon entry, a spacious hallway welcomes you, leading to an expansive open-plan living and dining area that includes a fully integrated modern kitchen. A guest WC and a laundry cupboard are conveniently located on the ground floor. On the first floor, there are two double bedrooms, each with direct access to the southwest-facing private balcony, and a family-sized bathroom. The top floor reveals an additional large double bedroom complete with an en suite bathroom.



Guide price: £1,100,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: F







The property is offered for sale without any onward chain and is in pristine condition throughout.

Location

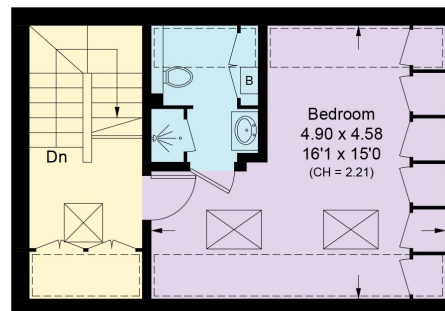
Octavia Mews is perfectly situated for easy access to central London, approximately 200m from Queen's Park station with the underground (Bakerloo line) and overground to Euston and 24-hour regular bus service.

Salisbury Road offers a wide range of cafes, restaurants, shops and the renowned weekly farmers' market. Queen's Park itself also has tennis courts, a children's play area and pitch and put.



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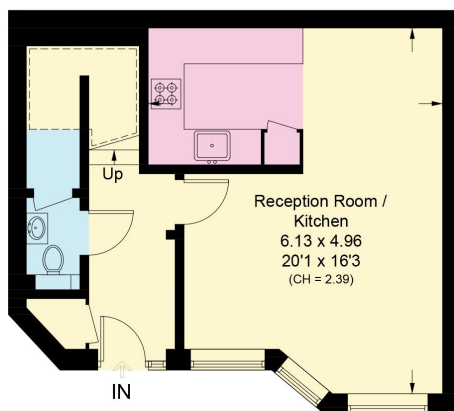
Approximate Area = 106.3 sq m / 1145 sq ft
Including Limited Use Area (13 sq m / 139 sq ft)



Second Floor

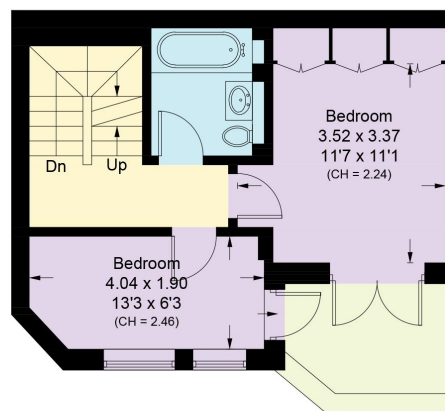
Approximate Area = 32.2 sq m / 347 sq ft
Including Limited Use Area (8.5 sq m / 91 sq ft)

= Reduce head height below 1.5m



Ground Floor

Approximate Area = 40.2 sq m / 433 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)



First Floor

Approximate Area = 33.9 sq m / 365 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)

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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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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